



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40773** APN: 126-24-214-001 thru 198

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Pardee Homes of Nevada

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

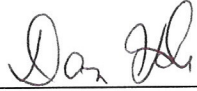
☒ No

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: _____

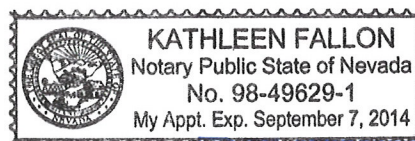
Signature of Property Owner: 

Print Name: Dan Hale

Subscribed and sworn before me

This 12 day of January, 20 11


Notary Public in and for said County and State



RECEIVED
JAN 20 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Shaumber / Dorrell

Project Name Providence POD 301 Proposed Use _____

Assessor's Parcel #(s) 126-24-214-001 thru 015; 030 thru 048 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units 81 Density _____

Additional Information 081 thru 083, 093 thru 106, 111-122, 133-142 and 149
thru 156 & 067

PROPERTY OWNER Pardee Homes of Nevada Contact _____

Address 650 White Drive Suite 100 Phone: (702) 614-1400 Fax: _____

City Las Vegas State Nevada Zip 89119

E-mail Address _____

APPLICANT Pardee Homes of Nevada Contact _____

Address 650 White Drive Suite 100 Phone: (702) 614-1400 Fax: _____

City Las Vegas State Nevada Zip 89119

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier

Address 5740 S. Arville St # 216 Phone: (702) 284-5300 Fax: (702) 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.

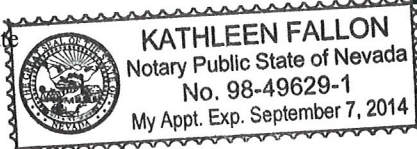
Print Name Dan Hale

Subscribed and sworn before me

This 12 day of January, 20 11.

Kathleen Fallon

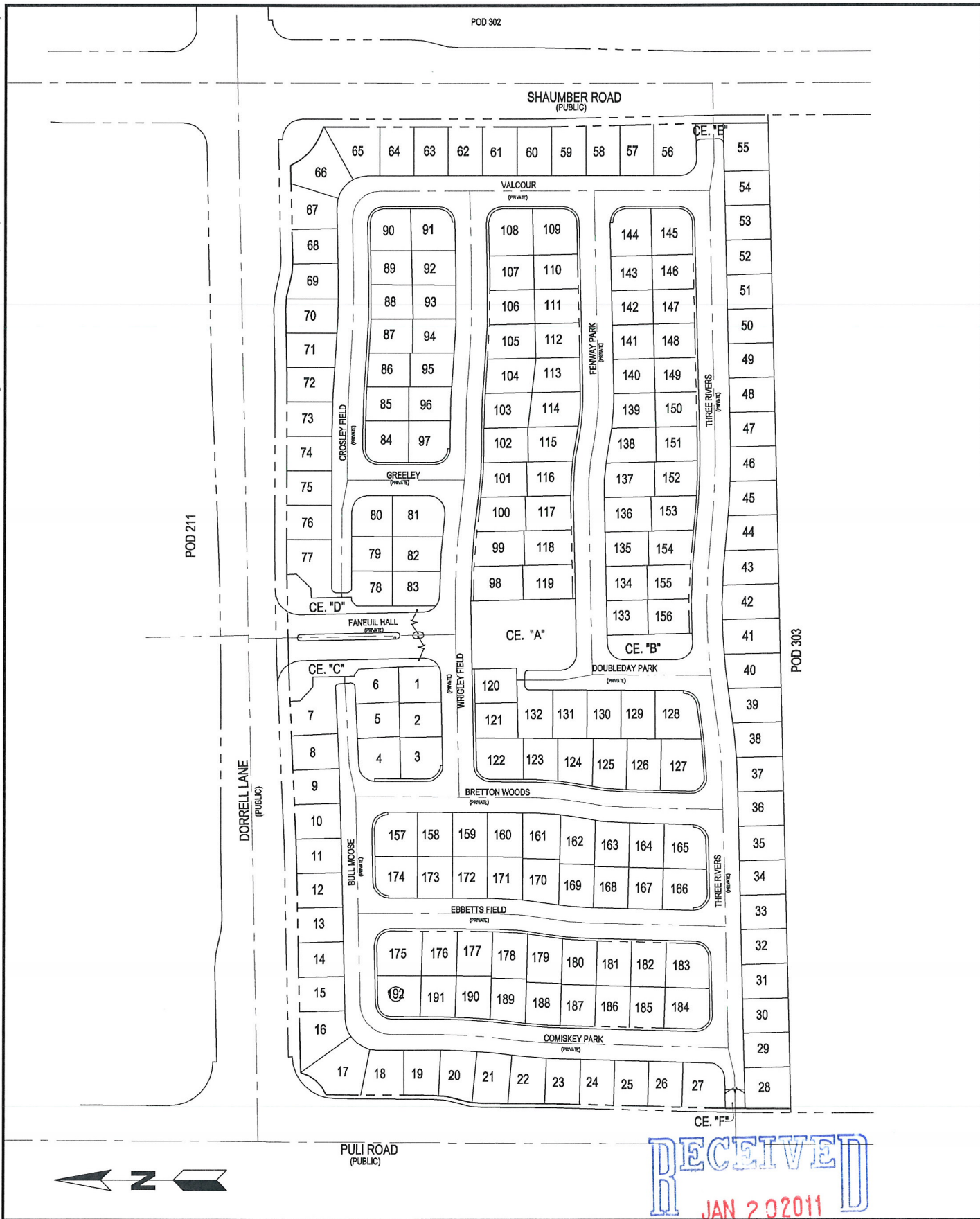
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40713</u>
Meeting Date:	<u>3-8-11</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>1-20-11</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.



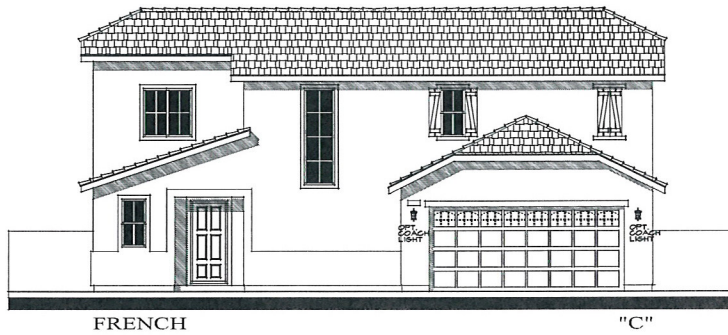
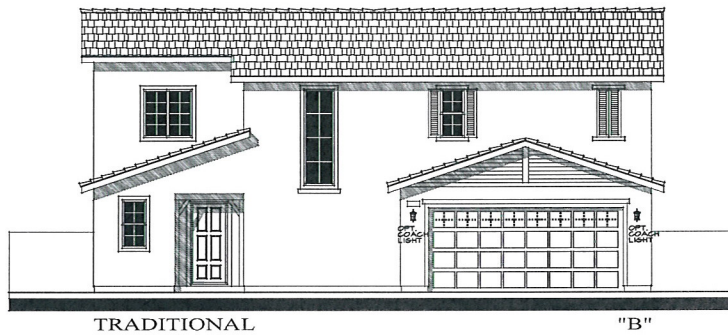
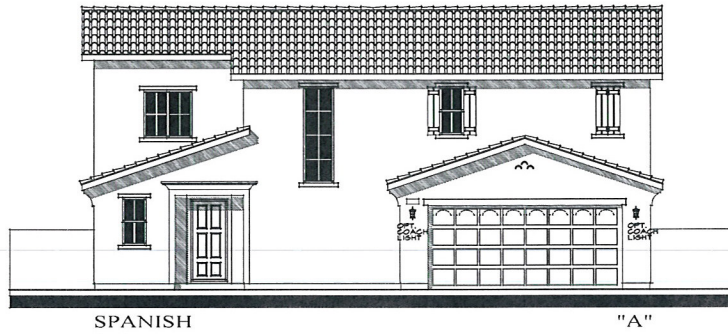
S-I-G SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

PARDEE HOMES OF NEVADA
PROVIDENCE POD 301
SITE PLAN

DATE: 12/23/10	PROJECT NO. PAR1004-001
DRAFTER:	EX-1 SHEET 1 OF 1
DESIGNER: MAK	
CHECKED: TJS	

RECEIVED
JAN 2 2011

VAR-40773



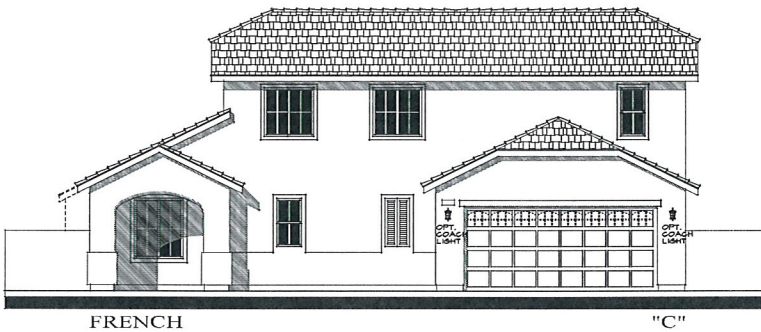
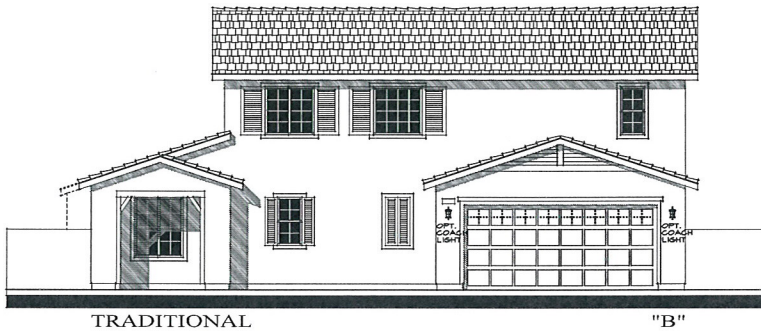
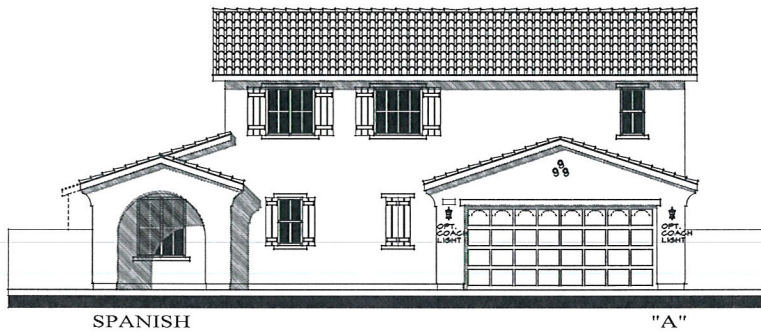
PLAN 5
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

RECEIVED
JAN 20 2011

3. 10/10/2010 DESIGN PLOT SHEET 01/10/2010
BASSENIAN
ARCHITECTS
LACON
Architecture and Land Planning
808 Orchard Dr. Suite 100
Beverly Hills, CA 90210-1000
Tel: 310.555.1000
COPYRIGHT © 2010 BASSENIAN ARCHITECTS
023-10113
3-3-10

VAR-40773



PLAN 6
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

RECEIVED
JAN 2 2011

VAR-40773



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

1/18/2011

Todd Steadham
Slater Hanifan Group
5740 South Arville Street
Suite 216
Las Vegas, NV 89118

VIA: E-mail (tsteadham@shg-inc.com) and Prolog Website

**RE: Providence Master Plan Community
Plotting Variance Request
POD: 301**

Dear Todd:

The Providence Design Review Committee (DRC) is in receipt of your letter dated January 18, 2010 requesting a waiver to allow a modified modification of the garage face setback on 81 lots to be 8' and modify the setbacks on lots 95 and 67.

The DRC agrees to grant these waivers.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

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

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

RECEIVED
JAN 20 2011

cc via email: Chris Dingell – Focus

Enclosures: (SHG letter dated 1/18/11)

Document in Prolog Manager 2007 R1

VAR-40773

PAR1004.001

January 18, 2011

Attn: Mike Howe
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: Justification Letter for a Variance for Providence POD 301

Mr. Howe:

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of a Variance application for the subject development.

The Providence POD 301 (formerly Astoria Homes at Cliff's Edge POD 301) single family residential development has a total of 192 lots. The development is fully constructed in terms of roadways, utilities, and walls. The site is ready for construction of homes. Pardee Homes has purchased the 192 lots and proposes to use their housing product on these lots. The purpose of the variance request is to modify the setback criteria established in the Cliffs Edge Design Guidelines to accommodate the proposed product. Note that the latest edition of the Cliffs Edge Design Guidelines referenced in this application was adopted by the City of Las Vegas on August 5, 2009.

The site is located southwest of the intersection of Dorrell Lane and Shaumber Road within the Providence Master Planned Community (formerly known as the Cliff's Edge Master Planned Development). The site is approximately 20 gross acres. As mentioned above, the site was mapped for a total of 192 residential lots. The APNs for the 192 lots (which include six Common Elements) are: 126-24-214-001 thru 198.

The variance being requested addresses the modification of the garage face setback for the Conventional Mini-Lot criteria. The 82 lots for which this variance is requested are 1-15, 30-48, 67, 81-83, 93-106, 111-122, 133-142, and 149-156. The criteria (per VAR-26237) states that the garage face be less than 6 feet or greater than 18 feet. This request is to allow the garage face setback to *be 8 feet or less, or 18 feet or greater*. The additional front setback at the garage is needed for two reasons. The first reason is due to steep street slopes. The street slopes within this project are typically 3 percent to over 5+ percent in the west to east direction. These steep streets are not conducive to short driveways. The additional depth allows the driveway slope to be below the Cliffs Edge Design Guidelines maximum of 14 percent. The second reason is that of the geometry of the proposed house plans. Due to the irregular shape of the lot and the driveway location having been established, the typical minimum building footprint will only fit with the requested setback variance.