

DEVELOPMENT SERVICES CENTER

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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 30, 2010

Mr. Russ Wakeham  
HOF Financial I, LLC  
3200 Bristol Street, Suite #800  
Costa Mesa, California 92626

**RE: TMP-38575 – PROVIDENCE POD 307 - TENTATIVE MAP RELATED TO  
WVR-38578  
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Wakeham:

Your request for a Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.28 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Conformance to the Conditions of Approval for Waiver (WVR-38578) shall be required.
3. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.
4. Street names must be provided in accordance with the City's Street Naming Regulations.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony

City Manager  
Elizabeth N. Fretwell



5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

8. Construct all incomplete half-street improvements on Shaumber Road and Centennial Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. The non-standard reduced radius street knuckle design proposed with this Tentative Map is acceptable provided that the curb line along the 30-foot inner radius of each knuckle is designated "No Parking" and constructed from red-colored concrete as required by the Department of Public Works.

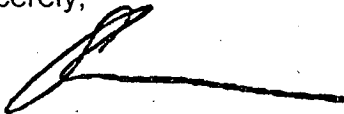
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10. Unless already provided for by the Cliff's Edge (Providence) Master Homeowner's Association, obtain public sewer, public drainage, and private access easements across common lot HH of the Cliff's Edge Final Map to this Site.
11. Label common element H as a 15-foot "private" pedestrian easement.
12. Common Lot L (between Lots 58 & 59) shall be a City of Las Vegas Sewer Easement and Public Drainage Easement with Private Surface Maintenance by the Homeowners' Association. Notes to this effect shall be placed on the Final Map for this site.
13. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the City of Las Vegas Sewer Easement located in Common Lot L.
14. Private Streets shall be granted and labeled as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.

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This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 5, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Dan Hale  
Pardee Homes of Nevada, Inc.  
650 White Drive, Suite #100  
Las Vegas, Nevada 89119

Ms. Chelsea Peltier  
Slater Hanifan Group  
5740 South Arville Street, Suite #216  
Las Vegas, Nevada 89118