

Case Number: **EOT-21137** APN: 138-03510 001,002,003,023,024,025,031

Name of Property Owner: SF Investments

Name of Applicant: Royal Construction

Name of Representative: TCE

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: _____

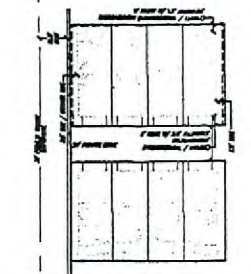
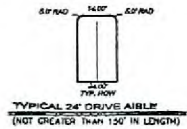
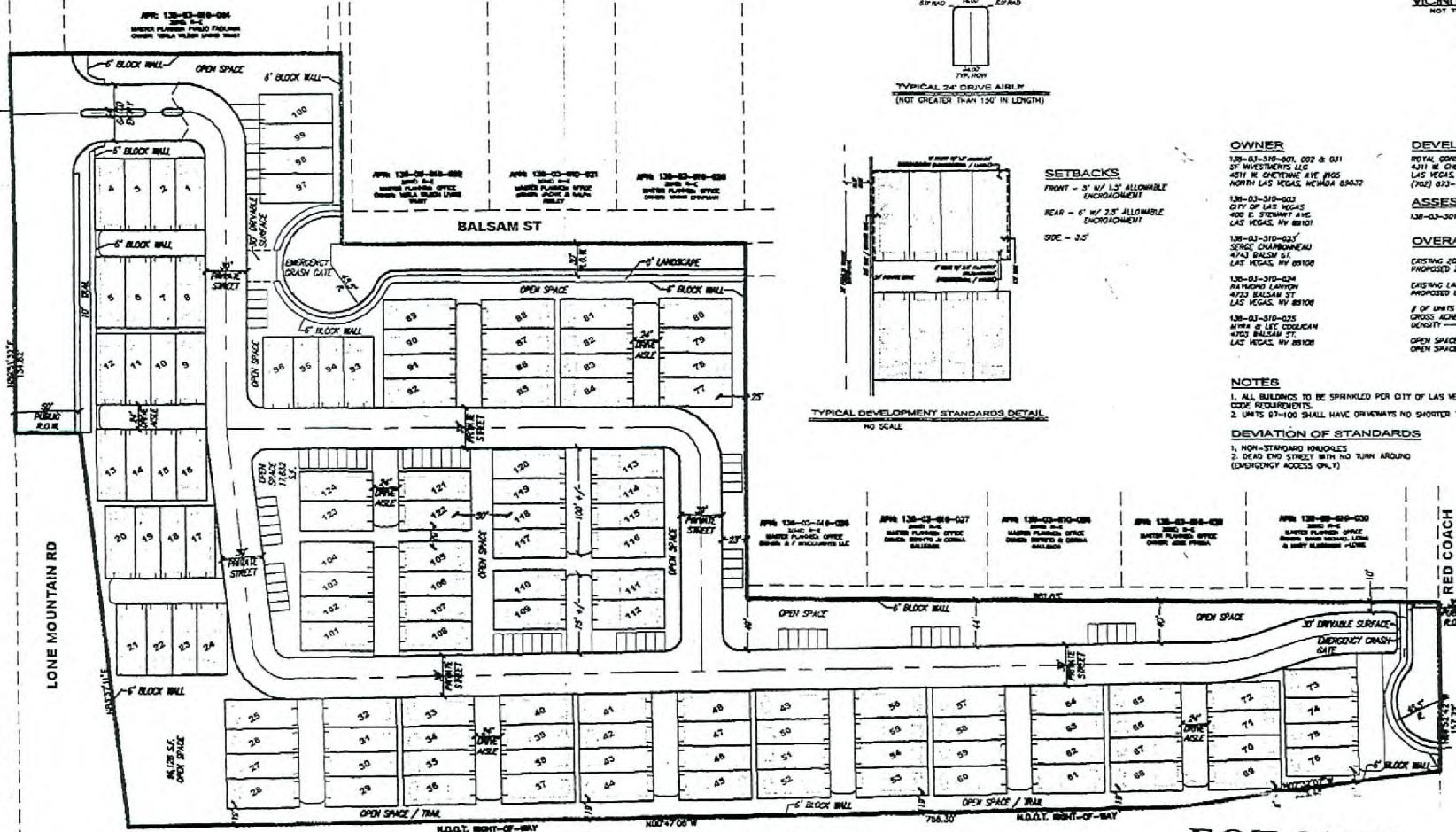
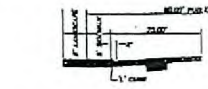
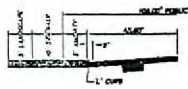
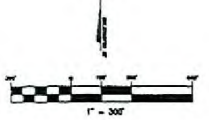
Signature of Property Owner: *Stephen B. Arzenbeka*
Print Name: Stephen B. Arzenbeka

Subscribed and sworn before me
This 21st day of March, 2007
Bonnie Funnell
Notary Public in and for said County and State



SPINNAKER VILLAGE II - PHASE II

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY ROYAL CONSTRUCTION



SETBACKS
FRONT - 5' W/ 1.5' ALLOWABLE ENCROACHMENT
REAR - 6' W/ 2.5' ALLOWABLE ENCROACHMENT
SIDE - 2.5'

OWNER
138-03-301-001, 002 & 001
ST INVESTMENTS LLC
4011 W. CHEYENNE AVE. #105
NORTH LAS VEGAS, NEVADA 89032

138-03-310-023
CITY OF LAS VEGAS
400 E. STEWART AVE.
LAS VEGAS, NV 89101

138-03-310-024
SERVO CHAMBERLAIN
4743 BALDWIN ST.
LAS VEGAS, NV 89108

138-03-310-025
SERVO CHAMBERLAIN
4723 BALDWIN ST.
LAS VEGAS, NV 89108

NOTES
1. ALL BUILDINGS TO BE SPRINKLED PER CITY OF LAS VEGAS FIRE CODE REQUIREMENTS.
2. UNITS 87-100 SHALL HAVE DRIVEWAYS NO SHORTER THAN 18'.

DEVIATION OF STANDARDS
1. NON-STANDARD ROLLOVERS
2. DEAR END STREET WITH NO TURN ARROUND (EMERGENCY ACCESS ONLY)

DEVELOPER
ROYAL CONSTRUCTION
4311 W. CHEYENNE AVE. SUITE #105
LAS VEGAS, NEVADA
(702) 831-2772

ASSESSORS PARCEL NUMBER:
138-03-301-001, 002, 003, 023, 024, 025 & 031

OVERALL TABULATIONS

EXISTING ZONING	R-2
PROPOSED ZONING	R-2D10
EXISTING LAND USE	0
PROPOSED LAND USE	AA4
# OF UNITS	124
CROSS ACRES	12.0 ACRES +/-
DENSITY	10.3 U/A
OPEN SPACE REQUIRED	2.04 AC (16,231 SF)
OPEN SPACE PROVIDED	2.62 AC (18,336 SF)

RECEIVED
 APR 09 2007

ROYAL CONSTRUCTION
4311 W. CHEYENNE AVE. SUITE #105
LAS VEGAS, NEVADA
(702) 831-2772

RS CONSULTING, INC.
STRATEGIC PLANNING
10225 WINDMILL LN. SUITE 102-201
LAS VEGAS, NV 89135
(702) 831-2772

SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT REVIEW

SPINNAKER VILLAGE II - PHASE II
CITY OF LAS VEGAS, NEVADA

SHEET 1 OF 1
DATE: APR 11, 2007
DRAWN BY: B. SHER
DESIGNED BY: B. SHER
CHECKED BY: A. WINE
SCALE: 1" = 30'
PROJECT NO: RC-0009
ENGINEERING SEAL

EOT-21137
06-06-07 CC

ORAN K GRAGSON HWY US-95