

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: _____

Print Name: Stephen B. Arzenberg

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

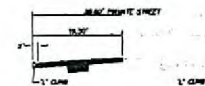
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY ROYAL CONSTRUCTION



100' PUBLIC STREET HALF-SECTION (LONE MOUNTAIN ROAD)
NOT TO SCALE



30' PRIVATE STREET SECTION (INTERNAL)
NOT TO SCALE

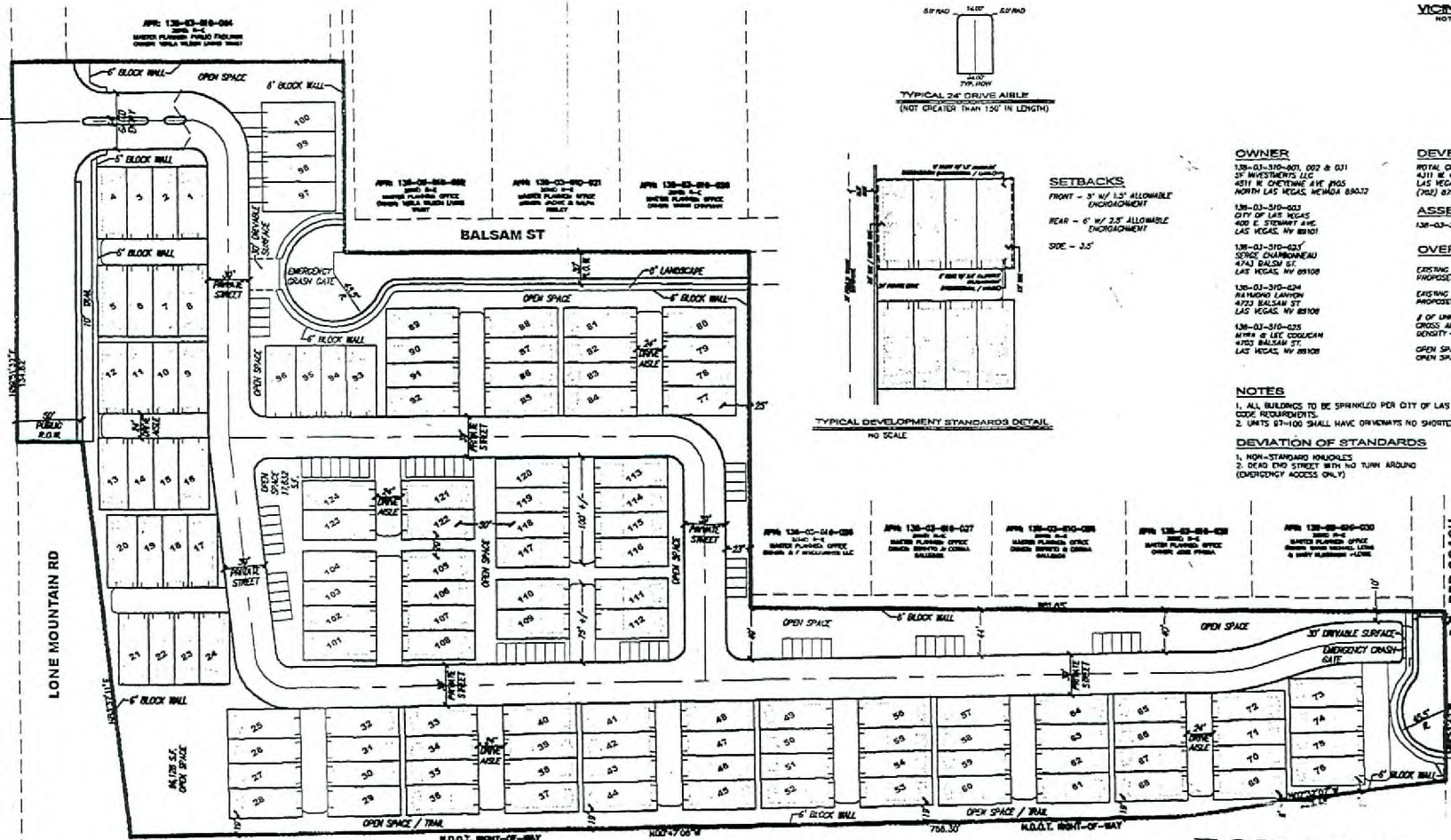


30' PRIVATE STREET SECTION (INTERNAL)
NOT TO SCALE



NOT TO SCALE

APR 09 2007



SETBACKS
FRONT - 5' W/ 1.5' ALLOWABLE ENCROACHMENT
REAR - 6' W/ 3.5' ALLOWABLE ENCROACHMENT
SIDE - 3.5'

TYPICAL DEVELOPMENT STANDARDS DETAIL
NO SCALE

OWNER

136-03-310-001, 002 & 003
27 INVESTMENTS LLC
4011 N. CHEYENNE AVE. #105
NORTH LAS VEGAS, NEVADA 89012

136-03-310-003
CITY OF LAS VEGAS
400 E. STEWART AVE.
LAS VEGAS, NV 89101

136-03-310-003
SERVO CHANDREAU
4741 BALCON ST.
LAS VEGAS, NV 89108

136-03-310-003
NARINDO LANTHAN
4723 BALSAM ST.
LAS VEGAS, NV 89108

136-03-310-003
NARINDO LANTHAN
4723 BALSAM 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 16'.

DEVIATION OF STANDARDS

1. NON-STANDARD ROADSIDES
2. DEAD END STREET WITH NO TURN ARROUND (EMERGENCY ACCESS ONLY)

DEVELOPER

ROYAL CONSTRUCTION
4311 N. CHEYENNE AVE. SUITE 100
LAS VEGAS, NEVADA 89101
(702) 831-3711

ASSESSORS PARCEL NUMBER:

136-03-301-001, 002, 003, 004, 005 & 006

OVERALL TABULATIONS

EXISTING ZONING	R-E
PROPOSED ZONING	R-PD10
EXISTING LAND USE	D
PROPOSED LAND USE	RAA
# OF UNITS	124
CROSS ACRES	12.0 ACRES +/-
DENSITY	10.3 D.U./A.
OPEN SPACE REQUIRED	2.04 AC (79,131 SQ)
OPEN SPACE PROVIDED	2.62 AC (114,336 SQ)

SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT REVIEW

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

SHEET

DATE:

APR 11, 2007

DESIGNED BY:

B. SHELTON

DESIGNED BY:

B. SHELTON

CHECKED BY:

A. WARE

SCALE:

1" = 300'

PROJECT NO:

RC-0009

ENGINEERING SEAL:

SHEET

1

DATE: 06-06-07

BY: B. SHELTON

DATE: 06-06-07

EOT-21137
06-06-07 CC