



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **MOD-22882** APN: 125-20-301-006 & 007  
Name of Property Owner: Spinnaker Homes V, LLC  
Name of Applicant: Royal Construction Co.

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: *[Handwritten Signature]*  
Print Name: \_\_\_\_\_

Subscribed and sworn before me  
This 18<sup>th</sup> day of June, 2007  
Bonnie Furrnell  
Notary Public in and for said County and State

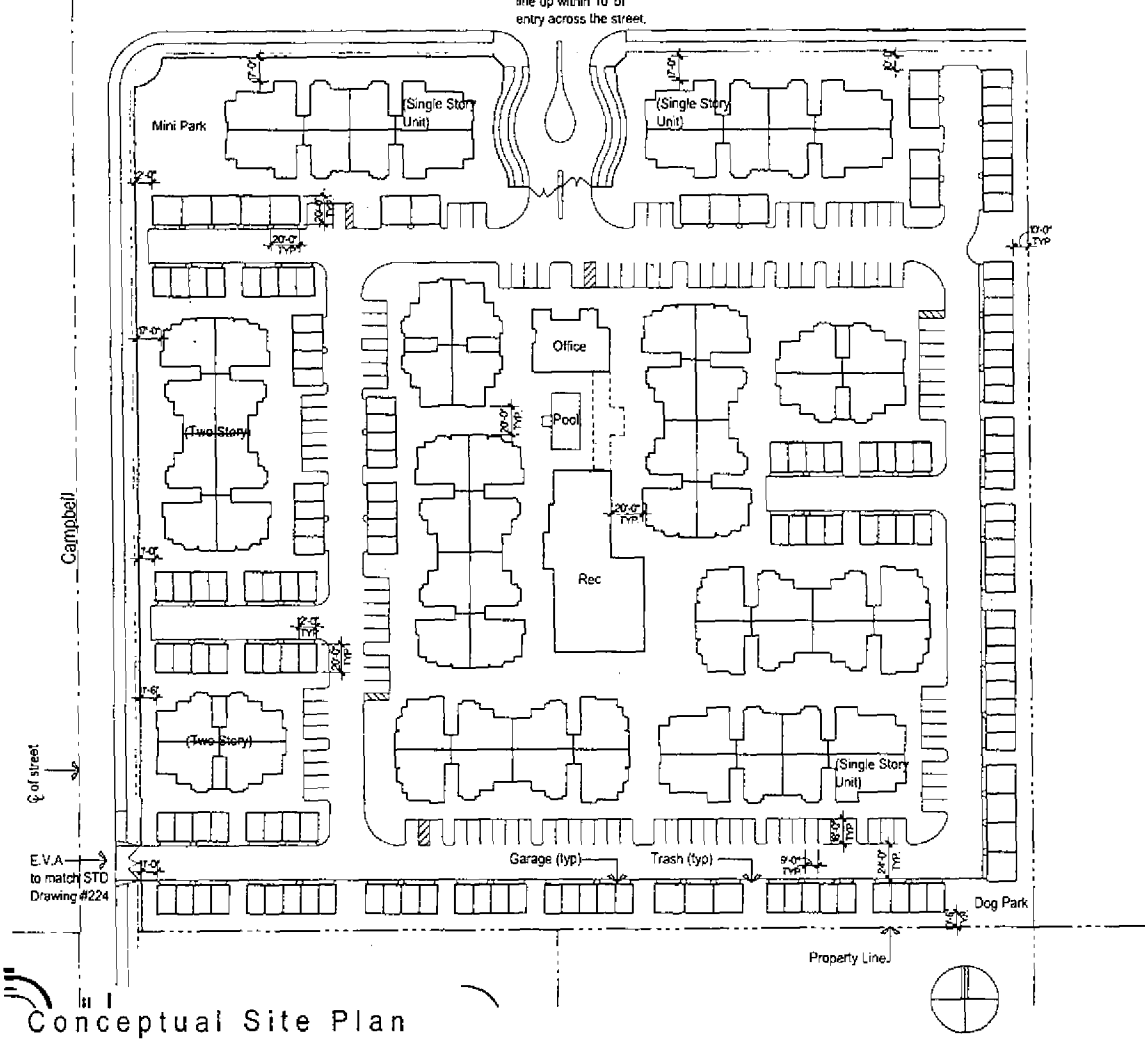


Revised 12-03-04

*JUN 26 2007*

Deer Springs

Ingress / Egress to  
line up within 10' of  
entry across the street.



Conceptual Site Plan

**SITE SUMMARY**

**TOTAL SITE**  
Acres: ± 10.13 Ac. (Gross)

Units: ± 149 Units

Density: ± 14.7 DU/Ac. (Gross)

**Plans:**

1-Bedroom ± 24 Units  
2-Bedroom ± 64 Units  
2-Bedroom (Dual Mast) ± 40 Units  
3-Bedroom ± 21 Units  
Total Units ± 149 Units

**Buildings:**

6-Plex (2 Beds only) ± 3 Buildings  
16-Plex (2 Beds only) ± 5 Buildings  
18-Plex (1 & 3 Beds) ± 3 Buildings  
Total Buildings ± 11 Buildings

**Street Sections:**

Typical Drive Aisle: 24' ROW

**Parking (required):**

1-Bedroom: 1.25 Spaces/Unit x 24 = ± 30 Spaces  
2-Bedroom: 1.75 Spaces/Unit x 104 = ± 182 Spaces  
3-Bedroom: 2.00 Spaces / Unit x 21 = ± 42 Spaces  
Guest: 149 Units / 6 Spaces ± 25 Spaces  
Total: ± 279 (± 1.9 Spaces/Unit)

**Parking (provided):**

Parking Dimensions (typ): 9'x18'

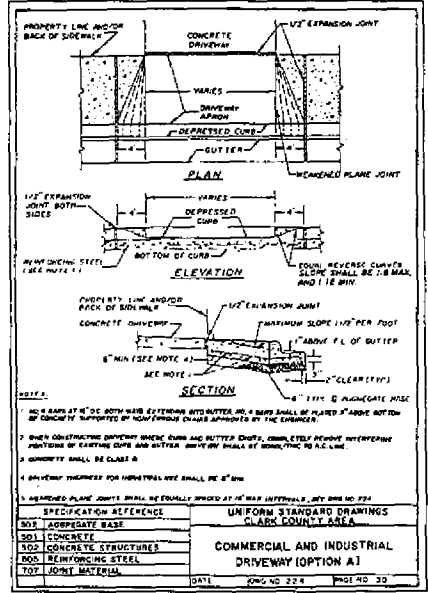
Covered: (12' x 20') ± 172  
Open: ± 123  
Total: ± 295 (± 2.0 Spaces/Unit)

**Open Space (required):**

10.13 Ac x 12% = 1.21 AC of Open Space

**Open Space (provided):**

3.75 AC



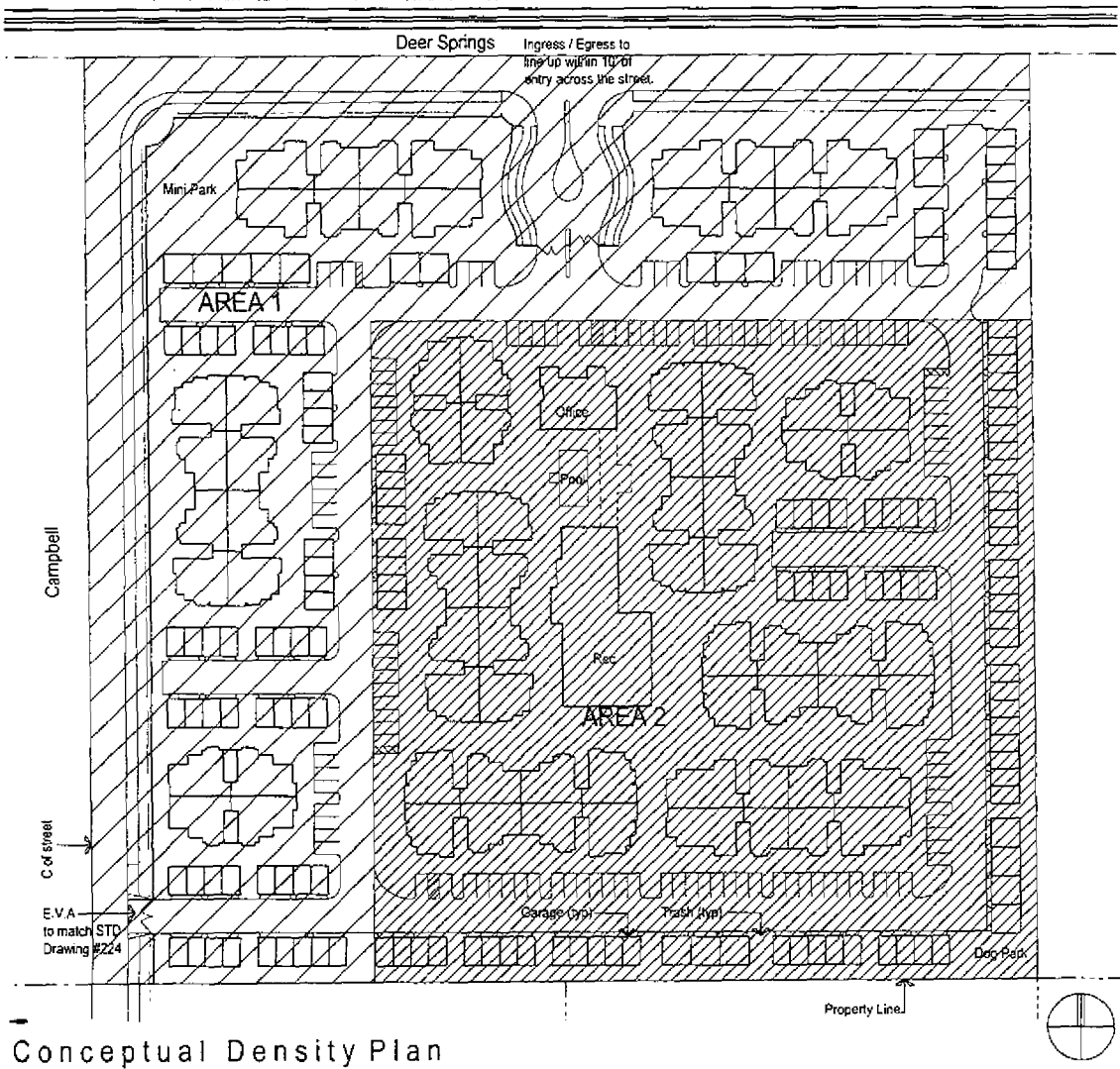
Spinnaker Commons:  
An Apartment Community for Active Adults  
Las Vegas, Nevada

MOD-22882 SDR-22877  
REVISED 08/09/07 PC

Architecture : Planning **KTGY GROUP, INC.**  
17892 Mitchell South : Irvine, CA : P 949 851 2100 : F 949 851 5156 : www.ktgy.com

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**SITE SUMMARY- Site Break Down**

**AREA 1**  
 Acres: ± 4.93 Ac. (Gross)  
 Units: ± 54 Units  
 Density: ± 10.95 DU/Ac. (Gross)  
 Plans:  
 1-Bedroom ±16 Units  
 2-Bedroom ±16 Units  
 2-Bedroom (Dual Mast.) ± 8 Units  
 3-Bedroom ±14 Units  
 Total Units ±54 Units

**Buildings:**  
 8-Plex(2 Beds only) ±1 Buildings  
 16-Plex (2 Beds only) ±1 Buildings  
 16-Plex (1 & 3 Beds) ±7 Buildings  
 Total Buildings ±4 Buildings

**AREA 2**  
 Acres: ± 5.2 Ac. (Gross)  
 Units: ± 95 Units  
 Density: ± 18.27 DU/Ac. (Gross)  
 Plans:  
 1-Bedroom ± 8 Units  
 2-Bedroom ±64 Units  
 2-Bedroom (Dual Mast.) ±16 Units  
 3-Bedroom ± 7 Units  
 Total Units ± 95 Units

**Buildings:**  
 8-Plex(2 Beds only) ± 2 Buildings  
 16-Plex (2 Beds only) ± 4 Buildings  
 16-Plex (1 & 3 Beds) ±1 Building  
 Total Buildings ± 7 Buildings

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Conceptual Density Plan

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Architecture :: Planning **KTGY GROUP, INC.**  
 17992 Mitchell South :: Irvine, CA :: P: 949 851 2133 :: F: 949 851 5158 :: www.ktgy.com

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