

T THOMASON
C CONSULTING
E ENGINEERS

February 21, 2008

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

**Reference: Spinnaker Homes at the Orchards
Tentative Map
APN #125-15-101-003**

On behalf of Royal Construction, we respectfully request your consideration of the attached Tentative Map.

Location: The project is located on Grand Teton Drive and Tenaya Way within Section 15 Township 19 South, Range 60 East.

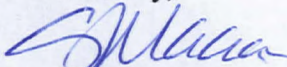
Request: At this time we are requesting approval of a 100 unit single family residential development on 40.16 acres. The proposed site will offer 85,936sf of open space where 70,816sf is required.

Setbacks

Front (Garage):	18' min
Front (House):	10' min
Side:	5' min
Corner/Side:	10' min
Rear:	15' min
Main BLDG to Casita:	6' min
Side (Casita):	5' min
Rear (Casita):	3' min

If you need additional information or have any questions, please feel free to call me at the office 932-6125

Sincerely,



Sonia Macias
Project Coordinator

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**TMP-27023
04/10/08 PC**