



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: ROC-30013 APN: 125-15-101-003

Name of Property Owner: SPINNAKER HOME IX L L C

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: [Handwritten Signature]

Print Name: STEPHEN B. AIZENBERG, PRESIDENT

Subscribed and sworn before me

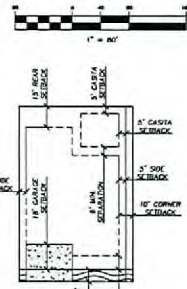
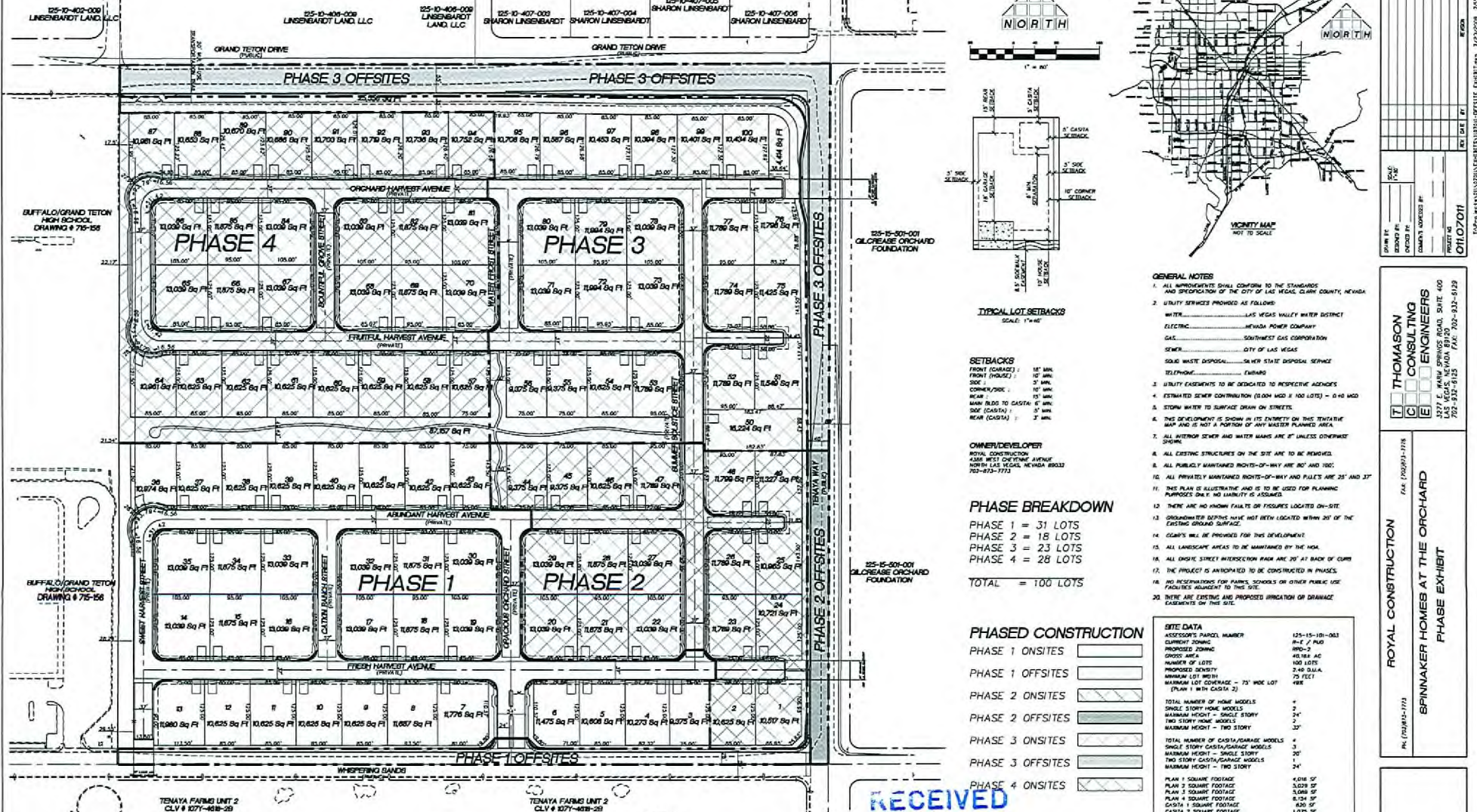
This 21<sup>st</sup> day of August, 2008

Bonnie Farnell

Notary Public in and for said County and State



SPINNAKER HOMES AT THE ORCHARD  
RESIDENTIAL PALANED DEVELOPMENT



TYPICAL LOT SETBACKS  
SCALE: 1"=60'

**SETBACKS**  
FRONT (GARAGE): 18' MIN.  
FRONT (HOUSE): 10' MIN.  
SIDE: 5' MIN.  
CORNER: 10' MIN.  
REAR: 10' MIN.  
REAR (CASTA): 5' MIN.  
REAR (CASTA): 5' MIN.

**OWNER/DEVELOPER**  
ROYAL CONSTRUCTION  
4345 WEST OVERTON AVENUE  
NORTH LAS VEGAS, NEVADA 89032  
(702-932-1772)

**PHASE BREAKDOWN**

- PHASE 1 = 31 LOTS
  - PHASE 2 = 18 LOTS
  - PHASE 3 = 23 LOTS
  - PHASE 4 = 28 LOTS
- TOTAL = 100 LOTS

**PHASED CONSTRUCTION**

- PHASE 1 ONSITES
- PHASE 1 OFFSITES
- PHASE 2 ONSITES
- PHASE 2 OFFSITES
- PHASE 3 ONSITES
- PHASE 3 OFFSITES
- PHASE 4 ONSITES

**SITE DATA**

ASSESSOR'S PARCEL NUMBER	129-15-101-043
CURRENT ZONING	RUE-1 (RUE)
PROPOSED ZONING	RUE-2
GRID AREA	40.88 AC
NUMBER OF LOTS	100 LOTS
PROPOSED DENSITY	2.46 D.U./A.
MINIMUM LOT WIDTH	70 FEET
MINIMUM LOT COVERAGE - 75' WIDE LOT (PLAN 1 WITH CASTA 2)	48%

**TOTAL NUMBER OF HOME MODELS**

SHRDLY HOME MODELS	4
SHRDLY HEIGHT - SHRDLY STORY	24'
TWO STORY HOME MODELS	23
SHRDLY HEIGHT - TWO STORY	20'

**TOTAL NUMBER OF CASTA/GARAGE MODELS**

SHRDLY STORY CASTA/GARAGE MODELS	3
MINIMUM HEIGHT - SHRDLY STORY	20 FEET
TWO STORY CASTA/GARAGE MODELS	24'
MINIMUM HEIGHT - TWO STORY	24'

**PLAN 1 SQUARE FOOTAGE**

PLAN 1 SQUARE FOOTAGE	4,016 SF
PLAN 2 SQUARE FOOTAGE	5,088 SF
PLAN 3 SQUARE FOOTAGE	6,154 SF
PLAN 4 SQUARE FOOTAGE	820 SF
CASTA 1 SQUARE FOOTAGE	1,075 SF
GARAGE 1 SQUARE FOOTAGE	978 SF
GARAGE 2 SQUARE FOOTAGE	840 SF

**OPEN SPACE:**  
OPEN SPACE REQUIRED (0.01823 X 100 LOTS X 43,560 FT<sup>2</sup>/AC)  
COMAND USABLE PROVIDED

	= 79,818 SF
	= 84,127 SF

**PARKING ANALYSIS**  
PARKING REQUIRED:  
3-CAR GARAGE: 84 SPACES  
DRIVEWAY (2 CAR / DRIVEWAY): 200 SPACES  
TOTAL PARKING PROVIDED: 284 SPACES

**NOTES:**  
ALL INTERNAL STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS.

DATE: 08/14/08	BY: [Signature]
DESIGN BY: [Signature]	CHECKED BY: [Signature]
PROJECT NO: 0810701	SCALE: AS SHOWN

**THOMSON CONSULTING ENGINEERS**  
1577 E. BARRY SPRINGS ROAD, SUITE 400  
LAS VEGAS, NEVADA 89120  
TEL: 702-932-9125  
FAX: 702-932-9125

**ROYAL CONSTRUCTION**  
4345 WEST OVERTON AVENUE  
NORTH LAS VEGAS, NEVADA 89032  
TEL: (702) 932-1772

**SPINNAKER HOMES AT THE ORCHARD**  
PHASE EXHIBIT

Call before you Dig  
1-888-277-7800

Call before you Overhead  
1-727-777-3229

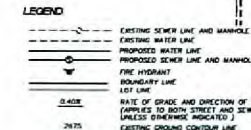
**BENCHMARK:**  
CLARK COUNTY METRIC CONTROL POINT #1906 103584, BEING A CITY OF LAS VEGAS METRIC AND POINT PLATE #14, CORNER OF CHANDLER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT. OF INTERSECTION.

**ELEVATION: 2387.47 (FEET)**  
730.750 (METERS)

CLARK COUNTY METRIC CONTROL #3003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**BASE OF BEARING:**  
NORTH 001°20' EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 80 EAST, NEAD, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 113 OF SURVEYS, AT PAGE 82, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

**LEGAL DESCRIPTION:**  
BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 081, PHASE B008, RECORDED OCTOBER 11, 2007 IN BOOK 2601011 AS DOCUMENT #R 02362 OFFICIAL RECORDS OF THE COUNTY RECORDS, CLARK COUNTY, NEVADA.



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SEP 16 2008

ROC-30013  
11/06/08 PC