



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

EOT-31281

Case Number: VAR-19019 APN: 125-26-203-002,003,004

Name of Property Owner: Robert Smeath & Multi-Property Owners-See Attached

Name of Applicant: Lakeside Mortgage Company

Name of Representative: Taney Engineering

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: Robert J. Smeath Trustee

Print Name: Robert J. Smeath, Trustee

Subscribed and sworn before me

Kafoury, Armstrong + Co. Profit Sharing Plan

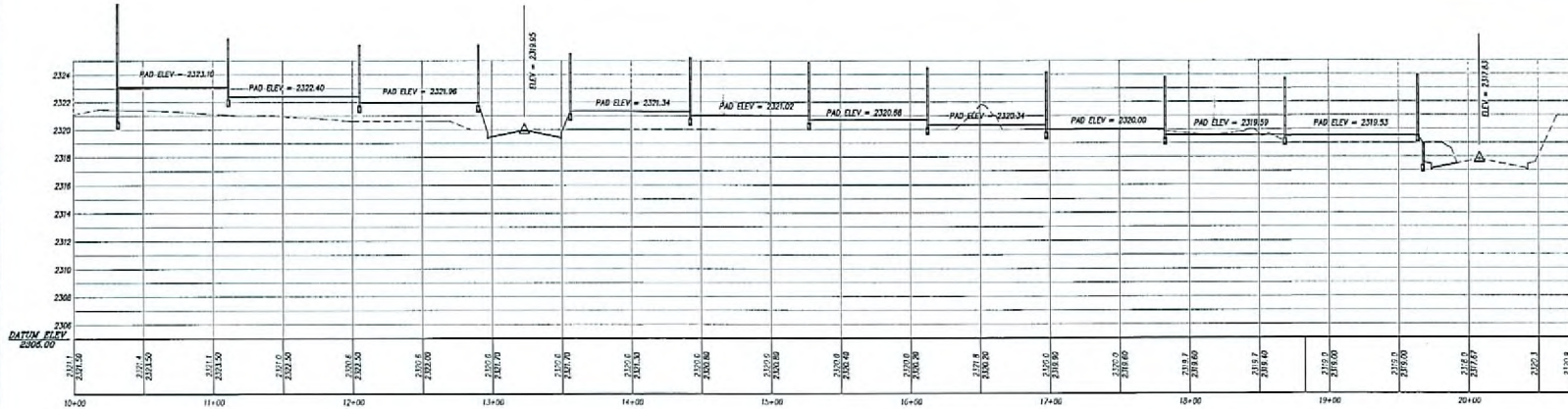
This 16th day of October, 20 08

Elizabeth A. Chase
Notary Public in and for said County and State

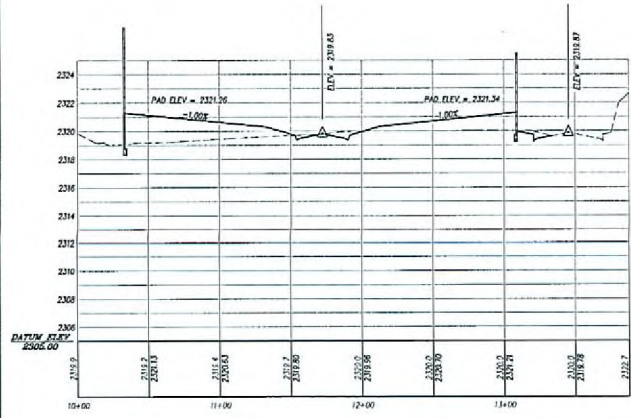


EOT-31281

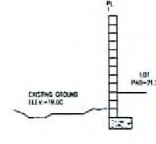
12/04/08 PC



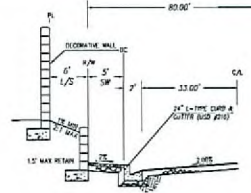
SECTION E
PAD CROSS SECTION EAST/WEST



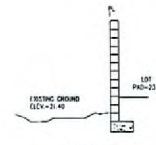
SECTION F
PAD CROSS SECTION SOUTH/NORTH



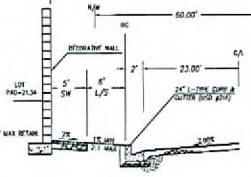
SECTION G
SOUTH BOUNDARY WALL SECTION



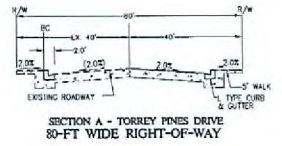
SECTION I
EAST BOUNDARY WALL SECTION



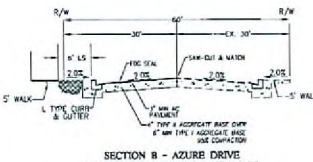
SECTION H
WEST BOUNDARY WALL SECTION



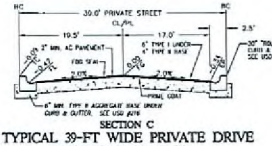
SECTION J
NORTH BOUNDARY WALL SECTION



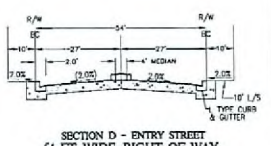
SECTION A - TORREY PINES DRIVE
80-FT WIDE RIGHT-OF-WAY



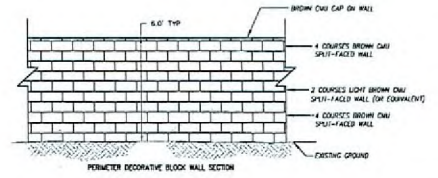
SECTION B - AZULINE DRIVE
60-FT WIDE RIGHT-OF-WAY



SECTION C - TYPICAL 30-FT WIDE PRIVATE DRIVE
PER CLARK COUNTY MECA 1.02 & 2.10



SECTION D - ENTRY STREET
54-FT WIDE RIGHT-OF-WAY



PERIMETER DECORATIVE BLOCK WALL SECTION

NO.	DESCRIPTION	BY	DATE	APPR.

NATIONAL HOME CORPORATION
 LAS VEGAS, NV 89147
 702-817-5322 FAX 702-817-3307

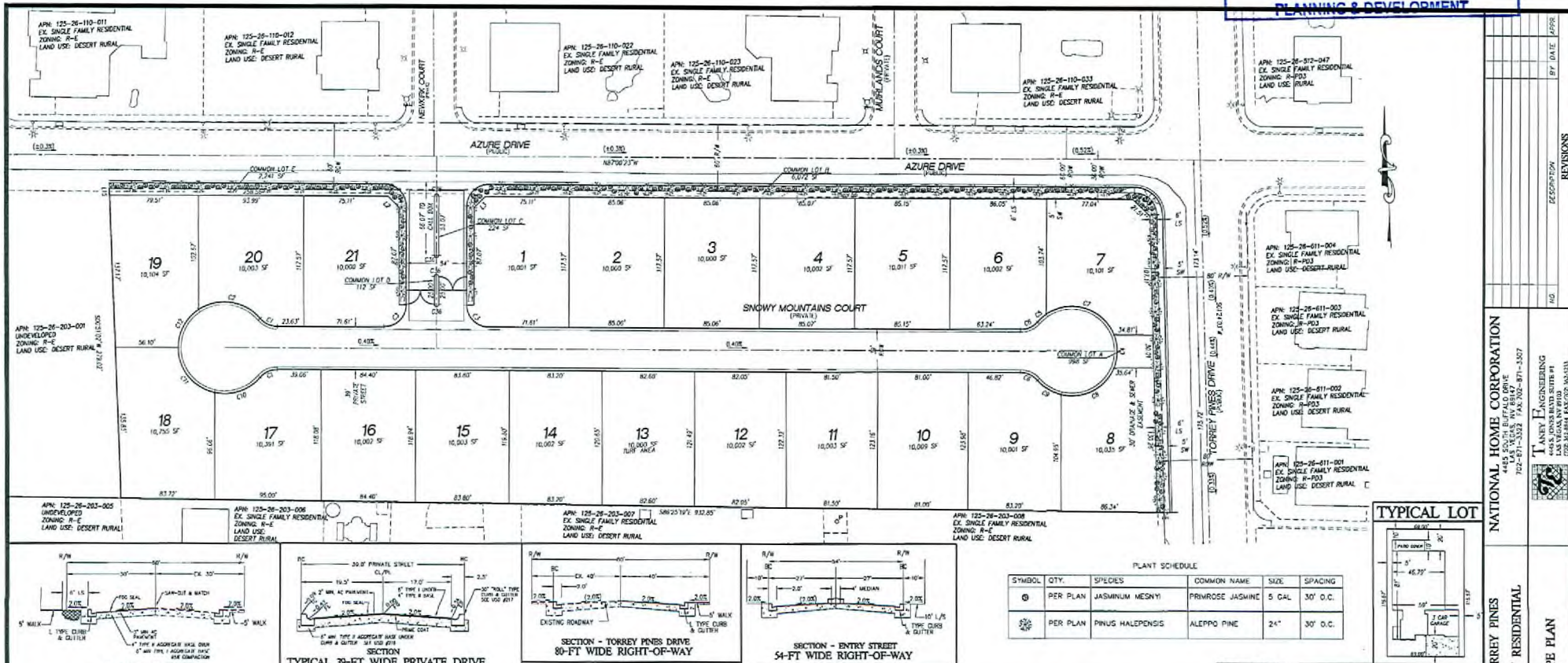
TANSEY ENGINEERING
 4415 JONES BLVD. SUITE 400
 LAS VEGAS, NV 89121
 (702) 363-8470 FAX (702) 363-8473

AZURE & TORREY PINES
 SINGLE FAMILY RESIDENTIAL
 TENTATIVE MAP
 DETAILS & CROSS SECTIONS



ENGINEER'S SEAL
 DATE: 11-27-06
 SCALE: 1"=40'
 JOB NO: NTN-06-001
 DESIGNED BY: RDC
 DRAWN BY: RDC
 SHEET NAME: TM2
 SHEET: 2 OF 2

EOT-31281 12/04/08 PC



CURVE & LINE TABLES

No.	Stationing	Curve	Length	Comments
1	102+00.00	27.27'	6.49'	
2	142+00.00	27.27'	14.14'	
3	182+00.00	27.27'	14.14'	
4	222+00.00	27.27'	14.14'	
5	262+00.00	27.27'	6.00'	
6	302+00.00	27.27'	6.00'	

No.	Stationing	Grade	Length	Comments
1	102+00.00	5.00%	17.47'	3.12'
2	142+00.00	8.40%	60.89'	32.41'
3	202+00.00	9.12%	31.92'	29.31'
4	262+00.00	4.22%	30.72'	16.12'
5	302+00.00	1.82%	18.33'	2.39'
6	342+00.00	4.94%	17.13'	3.17'
7	382+00.00	10.75%	22.73'	50.62'
8	402+00.00	8.91%	27.29'	35.05'
9	442+00.00	15.44%	29.57'	11.96'
10	482+00.00	8.23%	45.17'	29.05'
11	522+00.00	7.74%	56.32'	11.46'
12	562+00.00	2.24%	40.24'	22.05'
13	602+00.00	2.24%	39.81'	19.43'
14	642+00.00	4.22%	16.36'	3.93'

GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.
- UTILITIES: WATER, SANITATION, GAS, COMMUNICATIONS, SOLID WASTE DISPOSAL, PUBLIC SERVICES.
- UTILITY EASEMENTS TO BE DEDICATED TO APPROPRIATE AGENCIES.
- MINIMUM BENCHMARKS: 20' (TO GARAGE), 20' (TO MAIN WALK).
- THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY OTHER PLAN.
- NEAR SEWER CONTRIBUTION: 300 OPD + 21 DELUGES = 3,100 OPD AVERAGE, 3.5' MAX SAG = 16.17% SLOPE.
- FINAL PLAN: 300021105, DATED SEPTEMBER 27, 2007. ENTIRE AREA WITHIN FEMA "X" AND SHADED ZONE "B".
- NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS ARE PLANNED.
- THERE ARE NO KNOWN EXISTING FAULTS OR FEATURES ON THE SITE.
- A SOILS REPORT WILL BE REQUIRED TO DETERMINE GROUND WATER DEPTH.
- FOUNDATION AND INTERIOR LANDSCAPE AREAS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SITE.
- LANDSCAPING TO BE PROVIDED PER CITY OF LAS VEGAS REQUIREMENTS.
- NO AREA SHALL BE RESERVED OR DEDICATED FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
- THERE ARE NO EXISTING OR PROPOSED STORM DRAINS WITH THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL, RIGHT-OF-WAY OR FACILITIES WITH THIS SITE.



SITE INFORMATION

ADJACENT PARCEL NUMBER: 125-26-203-002, 003, 004
PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING GENERAL PLAN DESIGNATION: D-R (DESERT RURAL)
PROPOSED GENERAL PLAN DESIGNATION: R-E (RESIDENTIAL)
EXISTING ZONING: R-E (RESIDENTIAL)
PROPOSED ZONING: R-E (RESIDENTIAL)
TOTAL PROPOSED LOTS: 21 LOTS
GROSS ACREAGE: 7.024
NET ACREAGE: 0.888
OPEN SPACE PROVIDED (COMMON LOTS A, B, C, D, & E): 10,000 SF
PARKING PROVIDED: 42 SPACES
42 SPACES IN 2 CAR GARAGES, OVERHEADS
USABLE OPEN SPACE REQUIRED (1.85 x 2.00 = 4.326): 10,086 SF
0 SF
10,086 SF
10,000 SF
10,765 SF

LEGEND

SYMBOL	QTY.	SPECIES	COMMON NAME	SIZE	SPACING
⊙	PER PLAN	JASMINUM MESYTI	PRIMROSE JASMINE	5 GAL	30' O.C.
⊙	PER PLAN	PNUS HALLEDONIS	ALEPPO PINE	2 1/2"	30' O.C.

SCALE

GRAPHIC SCALE: 1" = 20' (FEET)

DEVELOPMENT STANDARDS

PLAT TITLE: 19 (TABLE 1508.240) FOR R1 ZONING
DENSITY ALLOWED: 2.3 UNITS/GROSS ACRES
MAX LOT COVERAGE: 40%
MAX LOT AREA: 10,000 SF
MAX LOT WIDTH: 10 FEET

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN AZURE, 100 FEET WEST AT THE NORTH BOUNDARY OF THE PROJECT SITE - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR.
SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN AZURE 100 FEET WEST AT THE NORTH BOUNDARY OF THE SITE, CITY OF LAS VEGAS IS THE PURVEYOR.

LEGEND

SYMBOL	DESCRIPTION
---	RIGHT-OF-WAY
---	BOUNDARY
---	PROPERTY LINE
---	EASEMENT
---	STREET CENTERLINE
---	LOT NUMBER
---	WATER LINE
---	SEWER LINE W/ MANHOLE
---	EDGE OF PAVEMENT

LEGEND

SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE
BC	BACK OF CURB
CC	EDGE OF CURB
CCM	CENTRAL MARK
CCN	CENTRAL NAIL
CCP	CENTRAL POINT
CCS	CENTRAL STREET
CCV	CENTRAL VALLEY
CCW	CENTRAL WALK
CCX	CENTRAL X
CCY	CENTRAL Y
CCZ	CENTRAL Z
CC1	CONCRETE
CC2	CONCRETE
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