



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41779** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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: _____

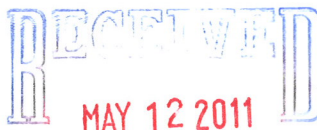
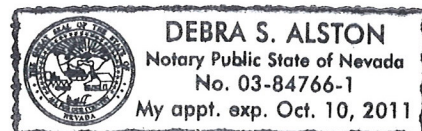
Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Site development plan review
Project Address (Location) 3000 N Michael Way, Las Vegas Nevada
Project Name Crystal Park Apartment Homes Proposed Use apartments
Assessor's Parcel #(s) 138-13-512-001 Ward # 5-Barlow
General Plan: existing O&L1/R proposed M Zoning: existing O&L1/R proposed R-3
Commercial Square Footage n/a Floor Area Ratio _____
Gross Acres 9.92 Lots/Units 136 units Density 14.2 per acre
Additional Information _____

PROPERTY OWNER Rancho Properties, L.L.C. Contact Ernest A. Becker, IV
Address 8090 S Durango Dr. Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155
City Las Vegas State NV Zip 89113
E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. Contact Ernest A. Becker, IV
Address 8090 S DURANGO DR. STE 115 Phone: (702) 395-9244 Fax: (702) 395-4155
City Las Vegas State NV Zip 89113
E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. Contact Brian T. Becker/Ernest A. Becker IV
Address 8090 S Durango Dr., Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155
City Las Vegas State NV Zip 89113
E-mail Address eabj@beksgroup.com

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Ernest A. Becker, IV

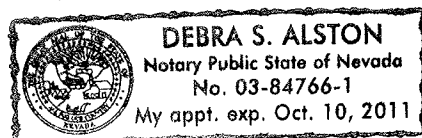
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Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-41779</u>
Meeting Date:	<u>7-12-11</u>
Total Fee:	<u>\$1030.00</u>
Date Received:	<u>5-12-11</u>
Received By:	<u>JF Marshall</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf

3000 N. Michael Way

Proposed 136 unit apartment complex.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	136	6.72	914
AM Peak Hour			0.51	69
PM Peak Hour			0.62	84

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Michael Way

Average Daily Traffic (ADT)	2,838
PM Peak Hour	227

(heaviest 60 minutes)

Cheyenne Avenue

Average Daily Traffic (ADT)	38,700
PM Peak Hour	3,096

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

Existing Street Capacity	
Michael Way	16,300
Cheyenne Avenue	51,800

This project will add approximately 914 trips per day on Michael Way and Cheyenne Ave. Michael is currently at about 17 percent of capacity and Cheyenne is at about 75 percent of capacity. After this project is added, Michael is expected to be at about 23 percent of capacity and Cheyenne to be at about 76 percent of capacity.

Based on Peak Hour use, this development will add roughly 84 additional cars into the area, which works out to about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.