



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47017** APN: 125-17-101-001

Name of Property Owner: Tighi Family LP

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

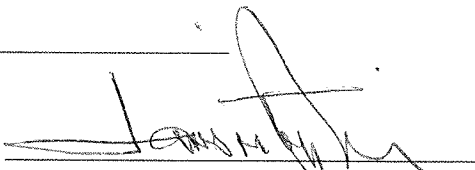
☒ No

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: _____

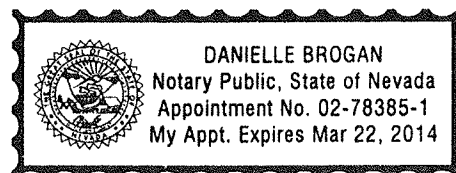
Signature of Property Owner: 

Print Name: James M. Tighi

Subscribed and sworn before me

This 21st day of September, 2012


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Oso Blanca/Grand Teton

Project Name Oso Blanca/Grand Teton

Proposed Use _____

Assessor's Parcel #(s) 125-17-101-001

Ward # _____

General Plan: existing EC-TC proposed _____

~~MLT~~ Zoning: existing _____ proposed _____

Commercial Square Footage NA

Floor Area Ratio NA

Gross Acres 36.36

Lots/Units 272

Density 7.6 du/ac

Additional Information _____

PROPERTY OWNER Tighi Family LP

Contact James M. Tighi

Address 2676 Red Arrow Drive

Phone: _____

Fax: _____

City Las Vegas

State NV

Zip 89135

E-mail Address _____

APPLICANT DR Horton, Inc.

Contact _____

Address 330 Carousel Parkway

Phone: (702) 635-3650

Fax: _____

City Henderson

State Nevada

Zip 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group

Contact Chelsea Peltier

Address 5740 S. Arville St. # 216

Phone: (702) 284-5300

Fax: (702) 284-5399

City Las Vegas

State Nevada

Zip 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

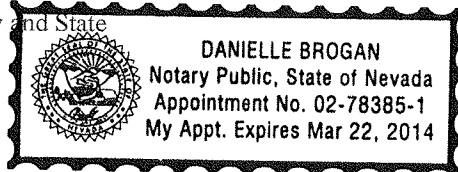
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James M. Tighi

Subscribed and sworn before me

This 21st day of September, 20 12.

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR 47617</u>
Meeting Date:	<u>12/11/2012</u>
Total Fee:	<u>1030⁰⁰</u>
Date Received*	<u>12/27/2012</u>
Received By:	<u>[Signature]</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

NEC Gilcrease Avenue & Fort Apache Road

Proposed 293 single family unit subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	293	9.57	2,804
AM Peak Hour			0.75	220
PM Peak Hour			1.01	296

Existing traffic on all nearby streets:

Gilcrease Ave.

Average Daily Traffic (ADT)	1,448
PM Peak Hour (heaviest 60 minutes)	494

Fort Apache Rd.

Average Daily Traffic (ADT)	506
PM Peak Hour (heaviest 60 minutes)	44

Grand Teton Dr.

Average Daily Traffic (ADT)	2,407
PM Peak Hour (heaviest 60 minutes)	117

Adjacent Street ADT Capacity

Gilcrease Ave.	16,300
Fort Apache Rd.	16,300
Grand Teton Dr.	16,300

This project is expected to add about 2,804 trips per day on Gilcrease Ave., Fort Apache Rd. & Grand Teton Dr. Currently, Gilcrease is at about 9 percent of capacity, Fort Apache is at about 3 percent of capacity and Grand Teton is at about 15 percent of capacity. With this project, Gilcrease is expected to be at about 26 percent of capacity, Fort Apache to be at about 20 percent of capacity and Grand Teton to be at about 32 percent of capacity.

Based on Peak Hour use, this project will add about 296 trips in the peak hour, or about five every minute.

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