



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50840

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M. Sherwood
Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE

Proposed Use GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016

Ward # 5

General Plan: existing C proposed C Zoning: existing C-2 proposed C-2

Commercial Square Footage 12,400 Floor Area Ratio 29%

Gross Acres 1.00 Lots/Units N/A Density N/A

Additional Information _____

PROPERTY OWNER BARTSAS MARY 13 LLC

Contact AARON HANSEN

Address 601 RANCHO DR. #C23

Phone: (702) 3660103 Fax: (702) 3669413

City LAS VEGAS

State NV Zip 89106

E-mail Address _____

APPLICANT V & V TACK AND FEED

Contact FRANK VEILLEUX

Address 3696 N. RANCHO DR.

Phone: (702) 7681538

City LAS VEGAS

State NV Zip 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING

Contact CHI-YING SETO

Address 4550 W. OAKLEY BLVD., SUITE 102

Phone: (702) 877-3005 Fax: (702) 877-3007

City LAS VEGAS

State NV Zip 89102

E-mail Address cseto@zoneengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

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 AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M. Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SDR-50840

Meeting Date: 10/08/13 PM

Total Fee: _____

Date Received:*

Received By: _____

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

PRJ-50625
08/22/13
f:\dept\Application Packet\Application Form.pdf

SDR 50840**V & V Tack and Feed****SWC Rancho Drive & Michael Way**

Proposed 12.4 square foot retail store.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	12.4	42.94	532
AM Peak Hour			1.00	12
PM Peak Hour			3.73	46

Existing traffic on all nearby streets:**Rancho Drive**

Average Daily Traffic (ADT)	31,689
PM Peak Hour (heaviest 60 minutes)	2,535

Michael Way

Average Daily Traffic (ADT)	3,775
PM Peak Hour (heaviest 60 minutes)	302

Adjacent Street ADT Capacity

Rancho Drive	51,800
Michael Way	16,300

This project is expected to add about 532 trips per day on Rancho Dr. & Michael Wy. Currently, Rancho is at about 61 percent of capacity and Michael is at about 23 percent of capacity. With this project, Rancho is expected to be at about 62 percent of capacity and Michael to be at about 26 percent of capacity.

Based on Peak Hour use, this project will add about 46 trips in the peak hour, or about three every four minutes.

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