



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-53925

Case Number: PRJ-53875 APN: 138-12-710-054

Name of Property Owner: ESMI PROPERTIES LLC

Name of Applicant: F.E.I. CONSTRUCTION/JANA & TIM FORSYTHE

Name of Representative: SELF AND/OR ARNOLD STALK

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: _____

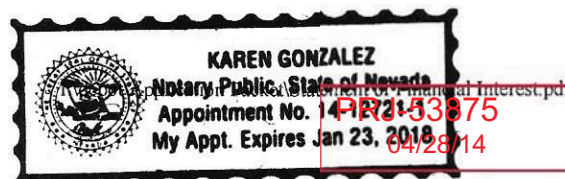
Signature of Property Owner: _____

Print Name: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

Karen Gonzalez
Notary Public in and for said County and State
Clark NV



5252 Ricky Road

Proposed conversion of an existing single family house into a 2.45 thousand square foot office.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.45	11.01	27
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.45	11.01	17
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Existing traffic on all nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	31,675
PM Peak Hour (heaviest 60 minutes)	2,534

Adjacent Street ADT Capacity

Rancho Drive	51,800
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This project is expected to add about 17 trips per day on Rancho Dr., Ricky Rd. & Thom Blvd.. Currently, Rancho is at about 61 percent of capacity; this is not expected to change with this project. Counts are not available for Ricky or Thom, but they are believed to be under capacity.

Based on Peak Hour use, this project will add about 3 trips in the peak hour, or about one every twenty minutes.

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