



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-60374

Case Number: PRJ-60169 APN: 138-15-402-002

Name of Property Owner: KAMICHU L L C

Name of Applicant: Market Street of Summerlin RE LLC & McNicoll Investments

Name of Representative: Landon Christopherson

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: _____

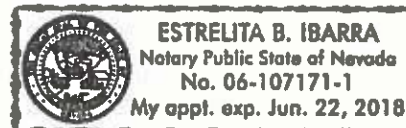
Print Name: Tertial Vorchak

Subscribed and sworn before me

This 22nd day of July, 2015

Estrelita B. Ibarra

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning & Design Review
 Project Address (Location) 7540 Smoke Ranch Road
 Project Name Market Street a Memory Care Residence Proposed Use Convalescent Care
 Assessor's Parcel #(s) 138-15-402-002 Ward # _____
 General Plan: existing SC proposed SC Zoning: existing U proposed C-1
 Commercial Square Footage 52,965 Floor Area Ratio _____
 Gross Acres 2.22 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER KAMICHU LLC ☒ Contact _____
 Address 3910 PECOS MCLEOD #B100 ☒ Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89121
 E-mail Address _____

APPLICANT Market Street of Summerlin RE LLC & McNicoll Contact Thomas Woo
 Address 179 Davie Street, Suite 212 Phone: (604) 688-0237 Fax: _____
 City Vancouver State BC Zip 6Z2Y1
 E-mail Address thomas.sovereignpropertygroup@gmail.com

REPRESENTATIVE Landon Christopherson Contact _____
 Address 2950 N. Green Valley Pky #213 Phone: (702) 521-7021 Fax: _____
 City Henderson State NV Zip 89014
 E-mail Address lchristopherson@novusvi.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 Terina Dvorak

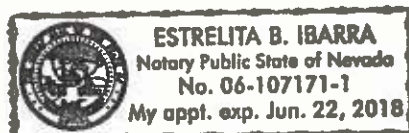
Subscribed and sworn before me

This 22nd day of July, 20 15

Estrelita B. Ibarra

Notary Public in and for said County and State

Revised 10-27-08



FOR DEPARTMENT USE ONLY

Case # **SDR-60374**

Meeting Date:

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 consistency with applicable sections of the Zoning Ordinance.

File deposit Application Packet Application Form.pdf

PRJ-60169

07/23/15

SDR 60374
Market Street of Summerlin

7540 Smoke Ranch Road

Proposed 60 unit convalescent care facility/nursing home.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NURSING HOME [BEDS]	60	2.74	164
AM Peak Hour			0.17	10
PM Peak Hour			0.22	13

Existing traffic on all nearby streets:

Smoke Ranch Road

Average Daily Traffic (ADT)	12,750
PM Peak Hour (heaviest 60 minutes)	1,020

Buffalo Drive

Average Daily Traffic (ADT)	21,975
PM Peak Hour (heaviest 60 minutes)	1,758

Adjacent Street ADT Capacity

Smoke Ranch Road	34,500
Buffalo Drive	51,800

This project is expected to add about 164 trips per day on Smoke Ranch Rd. & Buffalo Dr. Currently, Smoke Ranch is at about 37 percent of capacity and Buffalo is at about 42 percent of capacity. With this project, Smoke Ranch is expected to remain at about 37 percent of capacity and Buffalo to be at about 43 percent of capacity.

Based on Peak Hour use, this project will add about 13 trips in the peak hour, or about one every five minutes.

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