



**DEPARTMENT OF PLANNING**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-56663** APN: 125-19-701-018

Name of Property Owner: Vista Verde Holdings, LLC, a Nevada limited liability company

Name of Applicant: Richmond American Homes of Nevada

Name of Representative: Advantage Civil Design 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

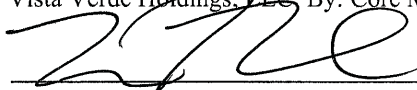
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Vista Verde Holdings, LLC; By: Core Manager, LLC, its Manager

Signature of Property Owner: 

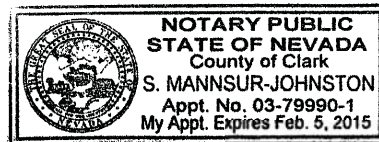
Print Name: Thomas J. DeVore, its Manager

Subscribed and sworn before me

This 15<sup>th</sup> day of September, 2014



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) Tee Pee Lane & Deer Springs  
 Project Name Deer Springs Proposed Use SFR  
 Assessor's Parcel #(s) 125-19-701-018 Ward # 6  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing T-C proposed R-CL  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 5.05 +/- Lots/Units 28 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Vista Verde Holdings LLC Contact Thomas J. DeVore  
 Address 3455 Cliff Shadows Parkway Suite #220 Phone: (702) 242-4949 Fax: (702) 242-4949  
 City Las Vegas State NV Zip 89129  
 E-mail Address tdevore@fcglv.com

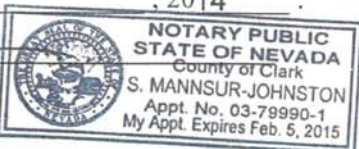
APPLICANT Richmond American Homes of NV Contact Brian Walsh  
 Address 7770 S. Dean Martin Drive Phone: (702) 617-8412 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89139  
 E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Advantage Civil Design Group Contact Brandon Doty  
 Address 2920 N. Green Valley Pkwy Bldg 4 #422 Phone: (702) 432-2234 Fax: (702) 436-2234  
 City Henderson State NV Zip 89014  
 E-mail Address brandon@advantagecivil-nv.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 Thomas J. DeVore, Manager

Subscribed and sworn before me  
 This 15th day of September, 2014  
[Signature]  
 Notary Public in and for said County and State



**FOR DEPARTMENT USE ONLY**  
 Case # **SDR-56663**  
 Meeting Date: **12/09/14 PC**  
 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.

PRJ-56495  
 10/23/14

**SDR 56663**

Richmond American Homes

**SEC Deer Springs Way & Tee Pee Lane**

Proposed 28 unit single family dwelling development.

**Traffic produced by proposed development:**

| <b>Proposed Use</b>         | <b>DESCRIPTION</b>             | <b>#UNIT</b> | <b>RATE/#<br/>UNIT</b> | <b>TOTAL</b> |
|-----------------------------|--------------------------------|--------------|------------------------|--------------|
| Average Daily Traffic (ADT) | SINGLE FAMILY DETACHED [DWELL] | 28           | 9.57                   | 268          |
| AM Peak Hour                |                                |              | 0.75                   | 21           |
| PM Peak Hour                |                                |              | 1.01                   | 28           |

**Existing traffic on all nearby streets:****Deer Springs Way**

|                                    |       |
|------------------------------------|-------|
| Average Daily Traffic (ADT)        | 4,964 |
| PM Peak Hour (heaviest 60 minutes) | 397   |

**Tee Pee Lane**

|                                    |       |
|------------------------------------|-------|
| Average Daily Traffic (ADT)        | 1,181 |
| PM Peak Hour (heaviest 60 minutes) | 94    |

**Adjacent Street ADT Capacity**

|                  |        |
|------------------|--------|
| Deer Springs Way | 16,300 |
| Tee Pee Lane     | 16,300 |

This project is expected to add about 268 trips per day on Deer Springs Way & Tee Pee Ln. Currently, Deer Springs is at about 30 percent of capacity and Tee Pee is at about 7 percent of capacity. With this project, Deer Springs is expected to be at about 32 percent of capacity and Tee Pee to be at about 9 percent of capacity.

Based on Peak Hour use, this project will add about 28 trips in the peak hour, or about one every two minutes.

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