



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-54789** APN: 138-02-101-002

Name of Property Owner: David & Jessica Livingston et al

Name of Applicant: Ovation Development

Name of Representative: Impulse Civil Engineering / Pete Laas

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: David Livingston

Subscribed and sworn before me

This 25th day of June, 2014

Jennifer Mackey
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
Project Address (Location) SEC Rainbow Blvd and Lone Mountain Road
Project Name Lone Mountain II Senior Apartments Proposed Use Senior Apartments
Assessor's Parcel #(s) 138-02-101-002 Ward #
General Plan: existing proposed Zoning: existing C-1 proposed C-1
Commercial Square Footage Floor Area Ratio
Gross Acres 1.25 Lots/Units 60 Density 48 Dwelling Units/Acre
Additional Information

PROPERTY OWNER David & Jessica Livingston et al Contact David Livingston
Address 6743 Casa Linda Drive Phone: Fax:
City Las Vegas State NV Zip 89103-1019
E-mail Address

APPLICANT Ovation Development Contact Jan Goyer
Address 6021 South Fort Apache, Suite 100 Phone: (702) 990-2325 Fax: (702) 990-2391
City Las Vegas State NV Zip 89148
E-mail Address jang@ovationdev.com

REPRESENTATIVE Impulse Civil Engineering Contact Pete Laas
Address 5135 Camino Al Norte, Suite 284 Phone: (702) 853-6702 Fax: (702) 853-6703
City North Las Vegas State NV Zip 89031
E-mail Address impulse-ce@cox.net

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 DAVID D. LIVINGSTON

Subscribed and sworn before me

This 25th day of June, 20 14.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SDR-54789**
Meeting Date: **08/12/14 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.

f:\depot\Application Packet\Application Form.pdf

SDR 54789

Ovation Development

SEC Lone Mountain Rd. & Rainbow Blvd.

Proposed 60 unit senior housing complex.

Traffic produced by proposed development:

Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	60	3.48	209
AM Peak Hour			0.13	8
PM Peak Hour			0.16	10

Existing traffic on all nearby streets:

Lone Mountain Rd.

Average Daily Traffic (ADT)	15,600
PM Peak Hour (heaviest 60 minutes)	1,248

Rancho Dr.

Average Daily Traffic (ADT)	25,438
PM Peak Hour (heaviest 60 minutes)	2,035

Rainbow Blvd.

Average Daily Traffic (ADT)	3,788
PM Peak Hour (heaviest 60 minutes)	303

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Lone Mountain Rd.	34,500
Rancho Dr.	51,800
Rainbow Blvd.	16,300

This project will add approximately 209 trips per day on Lone Mountain Rd., Rancho Dr. and Rainbow Blvd. Lone Mountain is currently at about 45 percent of capacity, Rancho is at about 49 percent of capacity and Rainbow is at about 23 percent of capacity. After this project, Lone Mountain is expected to be at about 45 percent of capacity, Rancho to be at about 50 percent of capacity and Rainbow to be at about 25 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 10 additional cars, or one every six minutes.

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