



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41235** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, Inc

Name of Applicant: United Brothers Enterprises, Inc - Bill Bhatti

Name of Representative: Ace Engineering

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: _____

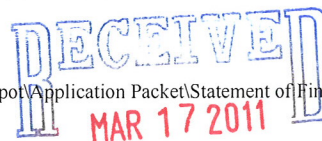
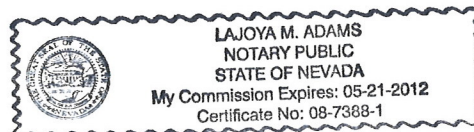
Signature of Property Owner:

Bhupinder Bhatti
Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 2011

Lajoja M Adams
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review Major Amendment
 Project Address (Location) 2320 Fremont street, Las Vegas, NV 89115
 Project Name Fremont/charleston Retail Proposed Use 2000 sq ft Financial institution, Additional fuel pumps & canopy at existing 3,600 sq ft service station
 Assessor's Parcel #(s) 139-35-805-001 Ward # 3
 General Plan: existing C proposed no change Zoning: existing C-2 proposed no change
 Commercial Square Footage 2000 sq ft Floor Area Ratio —
 Gross Acres .92 Lots/Units — Density —
 Additional Information —

PROPERTY OWNER United Brothers Enterprises, Inc. Contact Bill Bhatti
 Address 2320 Fremont St Phone: (702) 591-4482 Fax: (702) 651-0636
 City Las Vegas State NV Zip 89115
 E-mail Address billbhatti@gmail.com

APPLICANT United Brothers Enterprises, Inc. Contact Bill Bhatti
 Address 2320 Fremont St Phone: (702) 591-4482 Fax: (702) 651-0636
 City Las Vegas State NV Zip 89115
 E-mail Address billbhatti@gmail.com

REPRESENTATIVE Ace Engineering Contact Pat Samson
 Address 6283 Dean Martin DR Ste. B Phone: (702) 396-5113 Fax: (702) 396-5114
 City Las Vegas State NV Zip 89118
 E-mail Address patrice@ace-engineering.us

Property Owner Signature* Bhupinder Bhatti

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BHUPINDER BHATTI

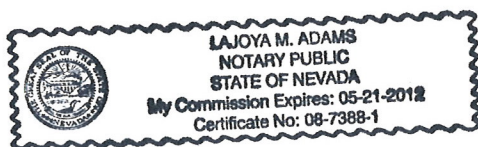
Subscribed and sworn before me

This 16 day of MARCH, 20 11

Gregory M. Cahn

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-41235</u>
Meeting Date:	<u>5-10-11</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:*	<u>3-17-11</u>
Received By:	<u>JF</u>

*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

MAR 17 2011

SDR 41235**United Brothers Enterprises, Inc.****2320 Fremont Street**

Proposed 8 fueling position expansion of an existing service station.

Traffic produced by proposed development:

Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	16	168.56	2,697
AM Peak Hour			12.07	193
PM Peak Hour			13.86	222

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	8	168.56	1,348
AM Peak Hour			12.07	97
PM Peak Hour			13.86	111

(heaviest 60 minutes)

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.4	11.01	26
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	24	168.56	4,072
AM Peak Hour			12.07	293
PM Peak Hour			13.86	336

(heaviest 60 minutes)

Net Increase	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	8	168.56	1,375
AM Peak Hour			12.07	100
PM Peak Hour			13.86	114

Existing traffic on all nearby streets:

Charleston Boulevard

Average Daily Traffic (ADT)	34,213
PM Peak Hour	2,737
<i>(heaviest 60 minutes)</i>	

Eastern Avenue

Average Daily Traffic (ADT)	33,050
PM Peak Hour	2,644
<i>(heaviest 60 minutes)</i>	

Fremont Street

Average Daily Traffic (ADT)	11,963
PM Peak Hour	957
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Charleston Boulevard	51,800
Eastern Avenue	51,800
Fremont Street	34,500

This project will add approximately 1,375 trips per day on Charleston Blvd., Eastern Ave. and Fremont St. Charleston is currently at about 66 percent of capacity, Eastern is at about 64 percent of capacity and Fremont is at about 35 percent of capacity. After this expansion, Charleston is expected to be at about 69 percent of capacity, Eastern at about 66 percent of capacity and Fremont at about 39 percent of capacity.

Based on Peak Hour use, this development will add roughly 114 additional cars into the area, which works out to about two every minute.

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