



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48832** APN: 139-34-810-002

Name of Property Owner: Darren C. Petersen Investment Trust

Name of Applicant: Petersen Management, LLC

Name of Representative: Darren C. Petersen

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: _____

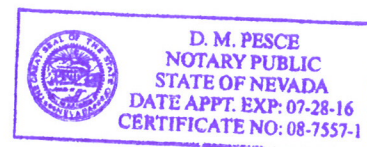
Signature of Property Owner: _____

Print Name: DARREN C. Petersen

Subscribed and sworn before me

This 26th day of MARCH, 20 13

D.M. Pesce
Notary Public in and for said County and State



RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Darren C. Petersen Investment Trust
Project Address (Location) 608 South 7th Street, Las Vegas, NV 89101
Project Name Office Building Proposed Use Office
Assessor's Parcel #(s) 139-34-810-002 Ward # 3
General Plan: existing MXU proposed MXU Zoning: existing R-1 proposed P-O
Commercial Square Footage 1418 (office); 360 (acc.) Floor Area Ratio _____
Gross Acres 0.16 (net) Lots/Units 1 Density N/A
Additional Information _____

PROPERTY OWNER Darren C. Petersen Invest. Tst. Contact Darren C. Petersen
Address 7830 Duneville Street Phone: (702) 734-9393 Fax: (702) 734-1695
City Las Vegas State NV Zip 89139
E-mail Address dpetersen@visiconlv.com

APPLICANT Petersen Management, LLC Contact Darren C. Petersen
Address 7830 Duneville Street Phone: (702) 734-9393 Fax: (702) 734-1695
City Las Vegas State NV Zip 89139
E-mail Address dpetersen@visiconlv.com

REPRESENTATIVE Petersen Management, LLC Contact Darren C. Petersen
Address 7830 Duneville Street Phone: (702) 734-9393 Fax: (702) 734-1695
City Las Vegas State NV Zip 89139
E-mail Address dpetersen@visiconlv.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* _____

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

Print Name DARREN C. PETERSEN

Subscribed and sworn before me

This 26th day of MARCH, 20 13

RECEIVED

FOR DEPARTMENT USE ONLY

Case # SDR-48832

Meeting Date: 05/14/13

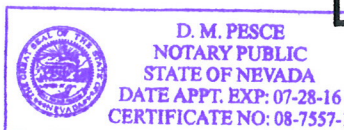
Total Fee: \$ 1030.00

Date Received: * 03/28/13

Received By: Jonathan B

Notary Public in and for said County and State

MAR 28 2013



SDR 48832

Petersen Management, LLC

608 S 7th St.

Proposed conversion of an existing house to a 1.418 thousand square foot office.

Traffic produced by proposed development:

Existing 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 Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.418	11.01	16
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.418	11.01	6
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1

Existing traffic on all nearby streets:

Bonneville Avenue

Average Daily Traffic (ADT)	5,800
PM Peak Hour (heaviest 60 minutes)	464

7th Street

Average Daily Traffic (ADT)	1,546
PM Peak Hour (heaviest 60 minutes)	124

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Bonneville Avenue	16,300
7th Street	3,000

This conversion is expected to add 6 additional trips per day on Bonneville Ave. and 7th St. Currently, Bonneville is at about 36 percent of capacity and 7th is at about 52 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this conversion will add 1 additional car into the area in the peak hour, or about one every sixty minutes.

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