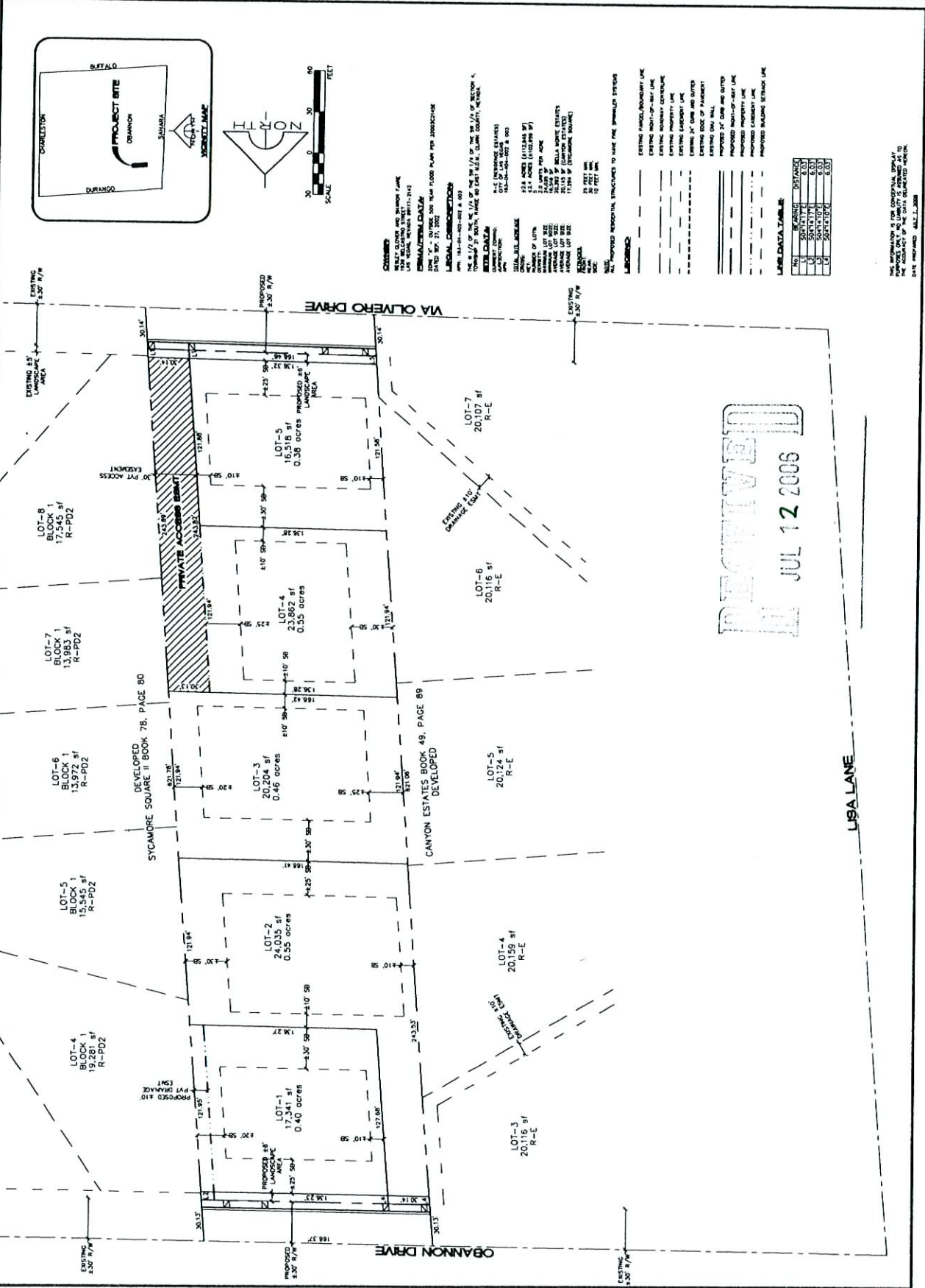




ZON-14315 VAR-14317  
 SDR-14314 REVISED  
 REVISED 07/27/06 PC

PROJECT TITLE PT GOV LOT 81 CITY OF LAS VEGAS	SHEET TITLE SITE PLAN
PROJECT BELLA MONTE ESTATES APN 163-04-402-002 & 003	OWNER / DEVELOPER WHELEY OLIVER - SHAWAN PLANE DESIGNER / ARCHITECT CIVIL DESIGN SERVICES, L.L.C.
SCALE 1" = 60'	DATE 07/27/06
DRAWN BY MPLA	CHECKED BY MPLA
SHEET NO. 1 OF 1	



SDR 14314				
Brain Ehlert				
<b>NS Via Olivero, E of Lisa</b>				
Proposed 5 unit single family development.				
<b>Traffic produced by proposed development:</b>				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	5	9.57	<b>48</b>
AM Peak Hour			0.75	<b>4</b>
PM Peak Hour <i>(heaviest 60 minutes)</i>			1.01	<b>5</b>
<b>Existing traffic on all nearby streets: Counts not available for Lisa Lane</b>				
<b>Via Olivero Avenue</b>				
Average Daily Traffic (ADT)	175			
PM Peak Hour <i>(heaviest 60 minutes)</i>	14			
<b>Durango Drive</b>				
Average Daily Traffic (ADT)	28,175			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2254			
<b>Traffic Capacity of adjacent streets:</b>				
	Adjacent street ADT			
	Capacity			
Via Olivero Avenue	16200			
Durango Drive	32585			
This project will add approximately 48 trips per day on Via Olivero, Lisa and Durango. This will increase expected volumes by about 27 percent on Via Olivero and well under 1 percent on Durango. Via Olivero is at about 1 percent of capacity and Durango is at about 86 percent of capacity.				
Based on Peak Hour use, this development will add roughly 5 additional cars into the area; which works out to about one every twelve minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-14315, VAR-14317 & SDR-14314 - REZONING - PUBLIC HEARING - APPLICANT: BRIAN EHLERT  
- OWNER: WESLEY E. AND SHARON FJARE GLOVER  
ADJACENT TO THE NORTH SIDE OF VIA OLIVERO AVENUE, APPROXIMATELY 320 FEET EAST OF LISA  
LANE

JULY 27, 2006 PLANNING COMMISSION

07/10/06



ZON-14315, VAR-14317 & SDR-14314 - REZONING - PUBLIC HEARING - APPLICANT: BRIAN EHLERT  
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