

SITE INFORMATION

ZONING
PC-1

AREA (Approximate, to be verified)
Net Area: 74,344 sq. ft.

SETBACKS

Front: 10'
Side: 5'
Corner Street Side: 5'

BUILDING HEIGHTS

Allowed: 25'
Provided: 24'-10"

BUILDING COVERAGE

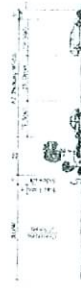
Allowed:
Provided:

BUILDING AREAS

PLAN A: 28,200 sq. ft.
PLAN B: 25,200 sq. ft.



Typical Parking Spaces CMU Wall C-C



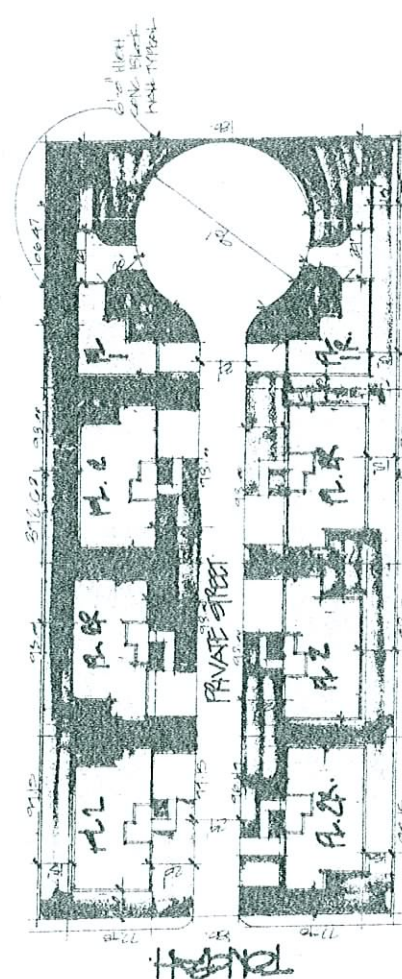
Typical Street/Landscape Section A-A

ZON-14796 VAR-14797
SDR-14795 08/10/06 PC

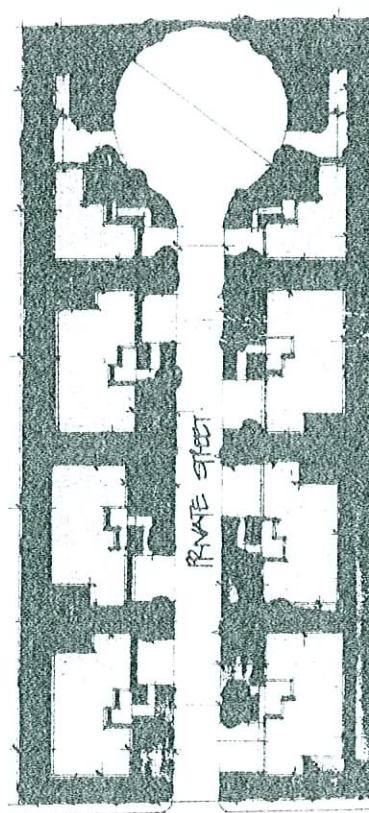
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SITE PLAN

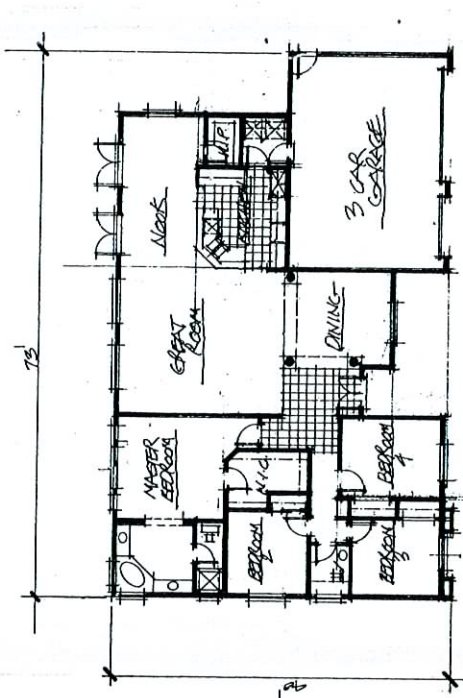


LANDSCAPE PLAN

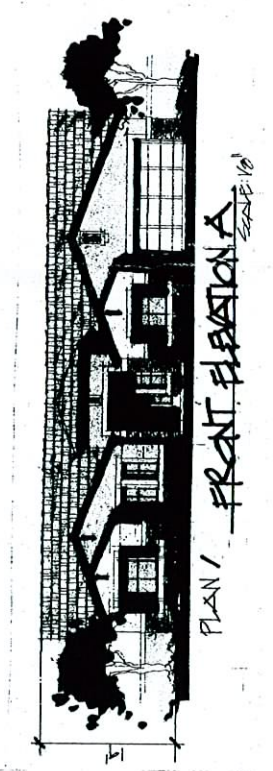
TANORAH PLACE

TREE / PLANT SCHEDULE

NO.	SYMBOL	DESCRIPTION	QUANTITY
1	(Symbol)	...	...
2	(Symbol)	...	...
3	(Symbol)	...	...
4	(Symbol)	...	...
5	(Symbol)	...	...
6	(Symbol)	...	...
7	(Symbol)
8	(Symbol)
9	(Symbol)
10	(Symbol)



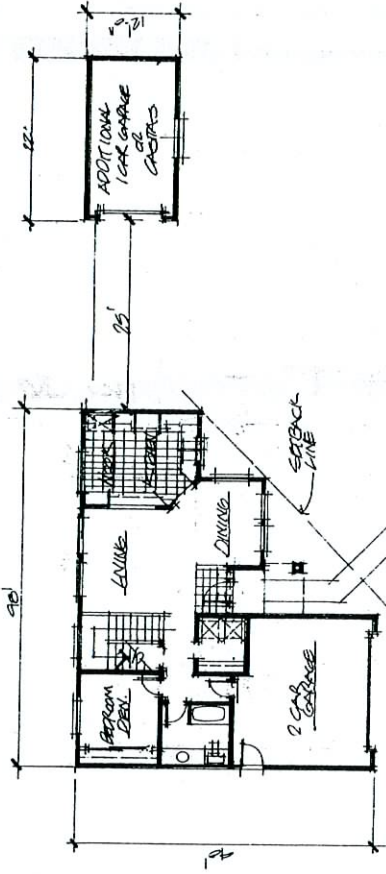
FLOOR PLAN
SCALE: 1/8"



TAKOFAH PLACE PLAN 2

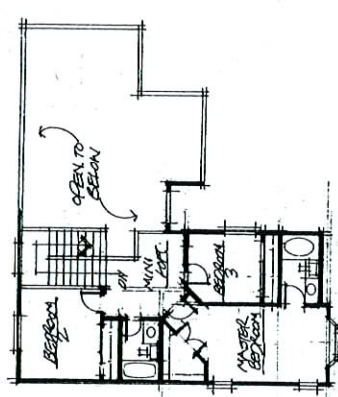
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FIRST FLOOR

1355 SF
SCALE 1/8" = 1'-0"



SECOND FLOOR

875 SF
SCALE 1/8" = 1'-0"



FRONT ELEVATION A

SCALE 1/8" = 1'-0"



FRONT ELEVATION B

SCALE 1/8" = 1'-0"

TONOPAH PLACE

PLAN 1

ZON-14796 VAR-14797
SDR-14795 08/10/06-PC

JUN 28 2006



SDR 14795				
Marisela Cardona				
814 N Tonopah				
Proposed 8 unit single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	8	9.57	77
AM Peak Hour			0.75	6
PM Peak Hour <i>(heaviest 60 minutes)</i>			1.01	8
Existing traffic on all nearby streets:				
Tonopah Drive				
Average Daily Traffic (ADT)	4,148			
PM Peak Hour <i>(heaviest 60 minutes)</i>	332			
Washington Avenue				
Average Daily Traffic (ADT)	23,205			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1856			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Tonopah Drive	16200			
Washington Avenue	32585			
This project will add approximately 77 trips per day on Tonopah and Washington. This will increase expected volumes by about 2 percent on Tonopah and less than 1 percent on Washington. Tonopah is at about 26 percent of capacity and Washington is at about 71 percent of capacity.				
Based on Peak Hour use, this development will add roughly 8 additional cars into the area; which works out to about one every seven minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-14796, VAR-14797, WVR-15056 & SDR-14795 - APPLICANT/OWNER: MARISELA CARDONA
814 NORTH TONOPAH DRIVE
AUGUST 10, 2006 PLANNING COMMISSION

07/18/06



ZON-14796, VAR-14797, WVR-15056 & SDR-14795 - APPLICANT/OWNER: MARISELA CARDONA
814 NORTH TONOPAH DRIVE
AUGUST 10, 2006 PLANNING COMMISSION

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