

SITE INFORMATION

Parcel Numbers 139-32-705-002

APPROVED ZONING P-R

Building Setback

Front ±20'-0"

Side ±10'-0"

Rear ±15'-0"

SITE AREA

±0.70 Acre

BUILDING AREAS

GENERAL/HEALTH CARE OFFICE ±15,000 sf

PARKING REQUIREMENTS

±7,500 SF GENERAL OFFICE @ 1 per 300 SF 25

±7,500 SF HEALTH CARE OFFICE @ 5 per 1,000 SF 38

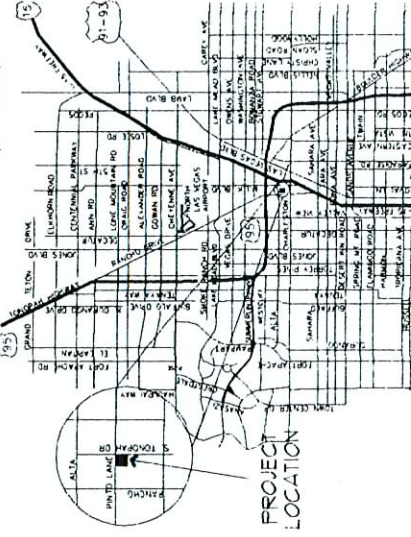
TOTAL REQUIRED (HANDICAP REQUIRED) 63

TOTAL PROVIDED (HANDICAP PROVIDED) 72

0.49

FAR

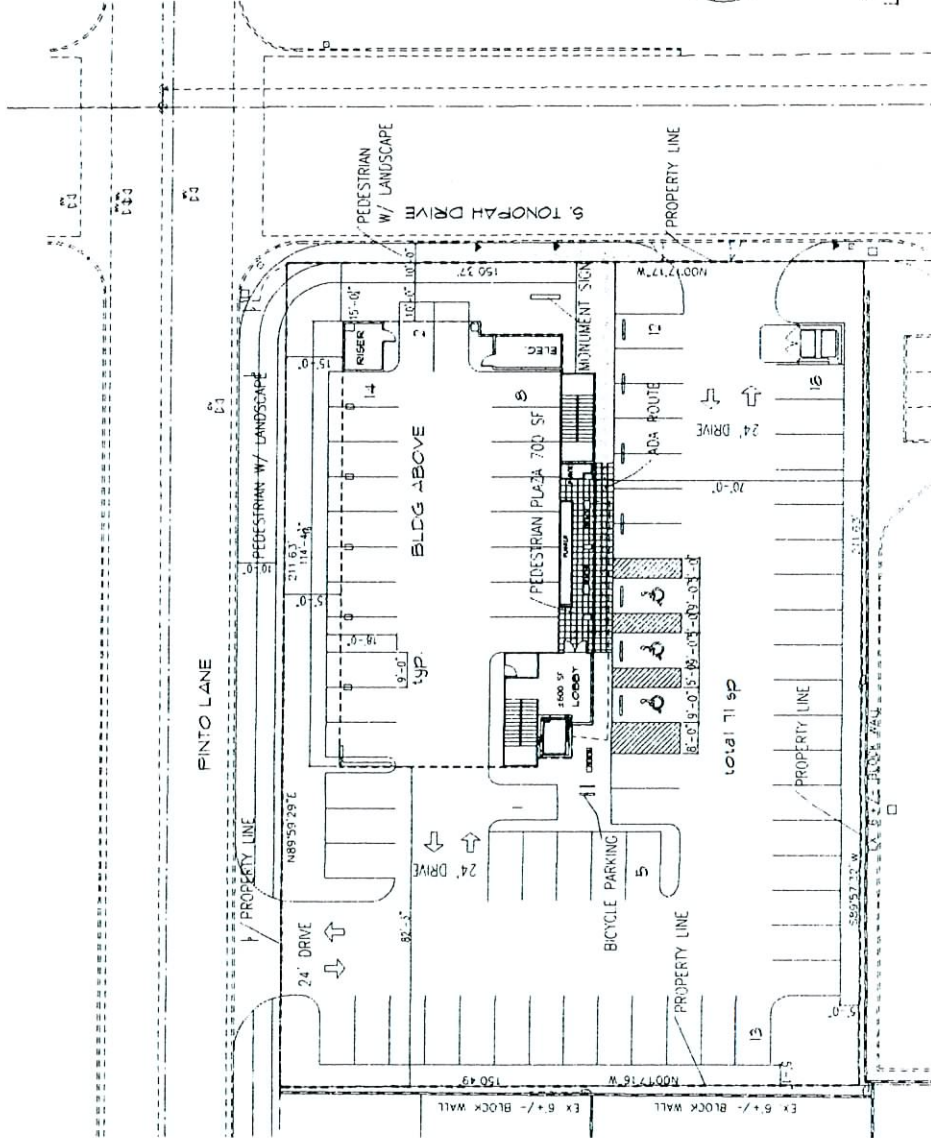
SCHIFINI OFFICE BUILDING
 600 S. TONOPAH DRIVE
 LAS VEGAS, NV



VICINITY MAP

SCALE: 1"=100'

APR 16 2007



SITE PLAN

SCALE: 1"=30'-0"

VAR-20816 SDR-20812
REVISED 05/10/07 PC

THIS DRAWING IS THE PROPERTY OF W & L Studio. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF W & L Studio. ANY VIOLATION OF THIS NOTICE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO W & L Studio.

DESCRIPTION
 00000000

BY

DATE

REVISIONS

SCHIFINI OFFICE BUILDING
 600 S. TONOPAH DRIVE
 LAS VEGAS, NV

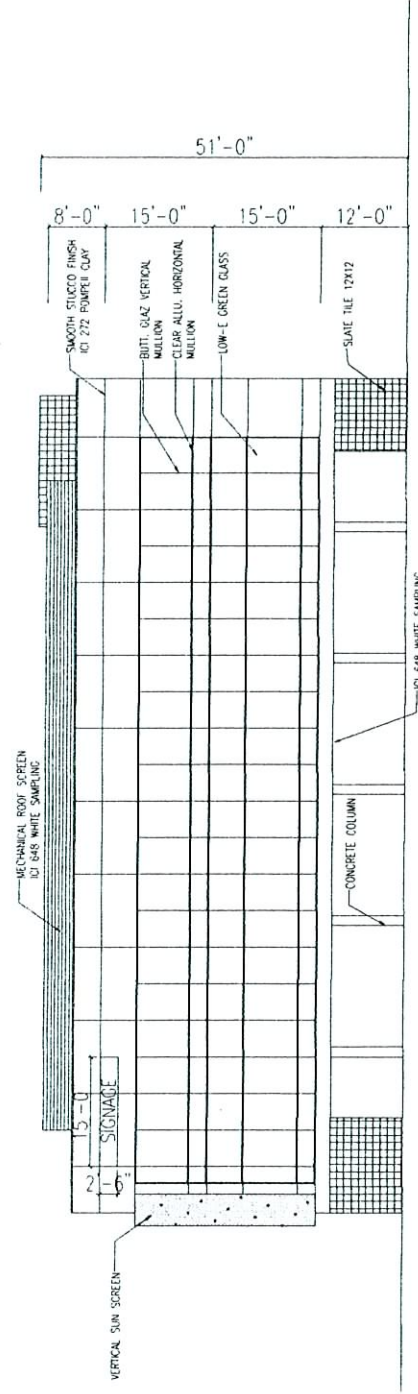
Drawn By: M. Chachay

Scale

DATE
 MAR 27, 2007

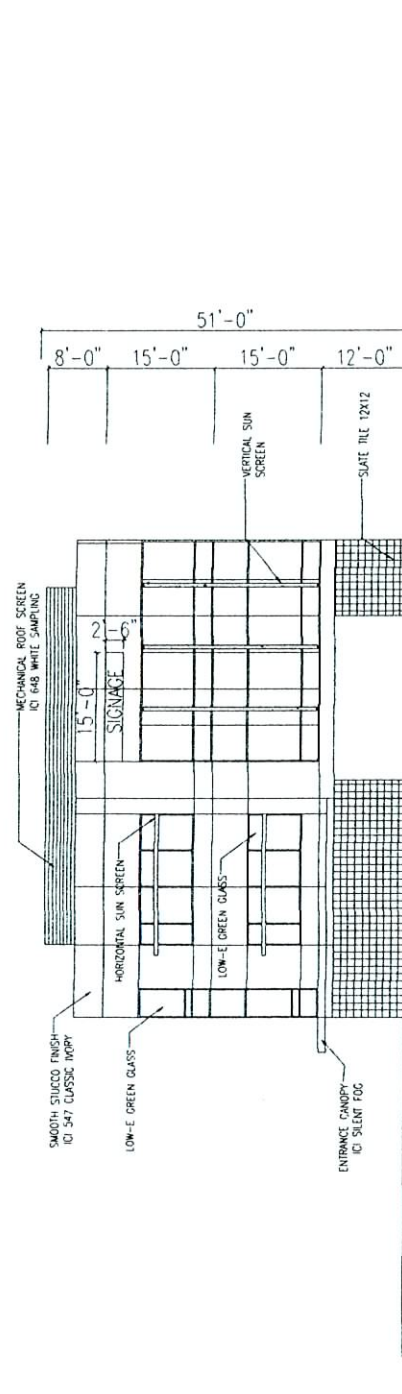
PROJECT NUMBER

SHEET NUMBER



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

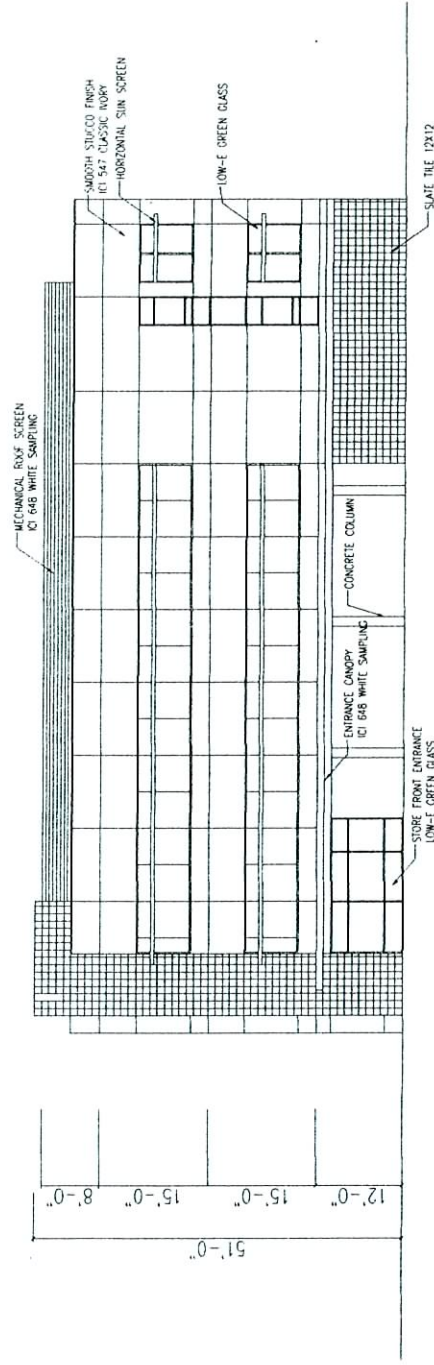


EAST ELEVATION

SCALE: 1/8"=1'-0"

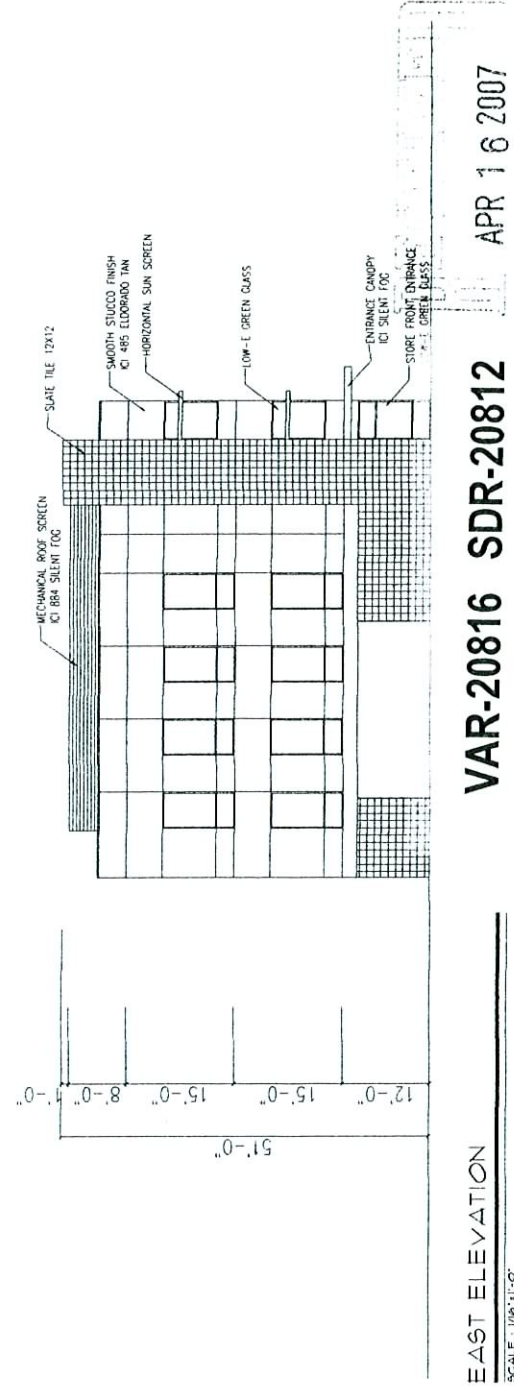


VAR-20816 SDR-20812
REVISED 05/10/07 PC



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

VAR-20816 SDR-20812
REVISED 05/10/07 PC

APR 18 2007

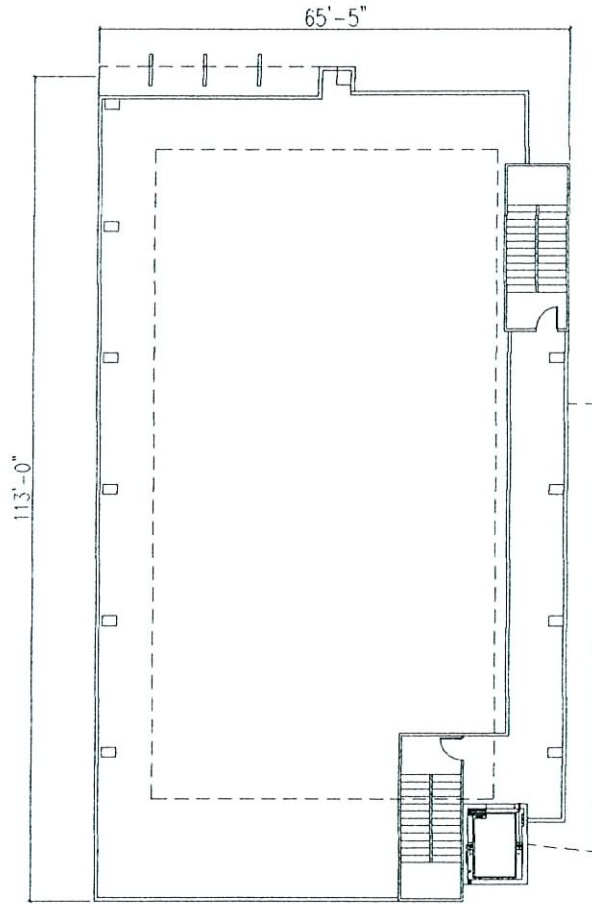
THIS DOCUMENT IS THE PROPERTY OF W & I Studio. It is to be used for the project and site only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of W & I Studio. © Copyright 2007 W & I Studio, Inc. All rights reserved.

XXXXXXXXXXXX

By _____
 Date _____
 Title _____

SCHIFINI OFFICE BUILDING
 600 S. TONOPAH DRIVE
 LAS VEGAS, NV

Drawn By: _____
 Date: **MAR 27, 2007**
 Project Number: _____
 Sheet Number: _____



2ND AND 3RD FLOOR PLAN

SCALE: 1/8"=1'-0"

APR 16 2007

VAR-20816 SDR-20812
REVISED 05/10/07 PC

SDR 20812				
Schifini Family Trust				
600 S. Tonopah				
Proposed 15 thousand square foot church.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	15	36.13	542
AM Peak Hour			2.48	37
PM Peak Hour			3.72	56
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Pinto Lane				
Average Daily Traffic (ADT)	4,587			
PM Peak Hour	367			
(heaviest 60 minutes)				
Tonopah Drive				
Average Daily Traffic (ADT)	3,343			
PM Peak Hour	267			
(heaviest 60 minutes)				
Alta Drive				
Average Daily Traffic (ADT)	24,152			
PM Peak Hour	1932			
(heaviest 60 minutes)				
Rancho Drive				
Average Daily Traffic (ADT)	40,158			
PM Peak Hour	3213			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Pinto Lane	16200			
Tonopah Drive	16200			
Alta Drive	34300			
Rancho Drive	51700			
This project will add approximately 542 trips per day on Pinto, Tonopah,				

Alta and Rancho. This will increase expected volumes by about twelve percent on Pinto, sixteen percent on Tonopah, two percent on Alta and one percent on Rancho. Pinto is at about 28 percent of capacity, Tonopah is at about 21 percent of capacity, Alta is at about 70 percent of capacity and Rancho is at about 78 percent of capacity.			
Based on Peak Hour use, this development will add roughly 56 additional cars into the area; which works out to about one every minute.			
Note that this report assumes all traffic from this development uses all named streets.			



VAR-21609, VAR-20816 AND SDR-20812 - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC -
OWNER: SCHIFINI FAMILY TRUST
600 SOUTH TONOPAH DRIVE
MAY 24, 2007 PLANNING COMMISSION

04/25/07



VAR-20816, VAR-21609 AND SDR-20812 - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC -
OWNER: SCHIFINI FAMILY TRUST
600 SOUTH TONOPAH DRIVE
MAY 24, 2007 PLANNING COMMISSION

04/25/07