

R-1 ACROSS THE STREET

THOM BLVD.

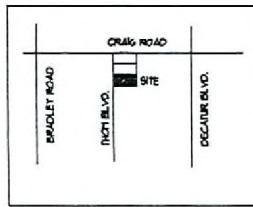
R-1 C-1

ALLEY

ALLEY: C-1
R-1 ACROSS THE ALLEY

SITE PLAN

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



SITE INFORMATION:

ADDRESS: 4395 THOM BLVD.
LAS VEGAS, NV 89103
APN: 08-01-101-003
SITE AREA: 0.0493 ACRES (APPROX 1/2 ACRE)
BUILDING AREA: 3300 SF
FAR: 1.71

ZONING:

GENERAL PLAN: EXISTING RD
GENERAL PLAN PROPOSED: BC
EXISTING ZONING: RE
PROPOSED ZONING: C-1

PARKING:

REQUIRED: 18 SPACES (1.000, 3000/200=15.0)
PROVIDED: 20 SPACES

SDR-22557
07/26/07 PC

| REVISIONS: |
|------------|
| |
| |
| |
| |
| |

CONSULTANTS:

3150 N. BUFFALO DRIVE
SUITE 104
LAS VEGAS, NV 89179
PHONE: (702) 314-9480
FAX: (702) 314-9481

CMA
CLIFTON A. MARSHALL
ARCHITECT LTD.

SHEET TITLE
SITE PLAN
JOB TITLE
ALOHA AQUATIC CENTER
LAS VEGAS, NV

DATE
6-8-07
JOB NO.
07-1014

SHEET NO.

RECEIVED

© COPYRIGHT 2007 CLIFTON A. MARSHALL, ARCHITECT, L.P.

JUN 12 2007

RECEIVED

JUN 12 2007

| | | | | |
|--|--------------------------------|--------------|--------------------|--------------|
| SDR 22557 | | | | |
| Kathi McDonald | | | | |
| 4309 Thom Blvd. | | | | |
| Proposed 3.6 thousand square foot commercial recreation/indoor pool. | | | | |
| Traffic produced by proposed development: | | | | |
| New Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | RECREATIONAL FACILITY [1000SF] | 3.6 | 22.88 | 82 |
| AM Peak Hour | | | 1.62 | 6 |
| PM Peak Hour | | | 1.64 | 6 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Previous 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 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Net Change | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | RECREATIONAL FACILITY [1000SF] | 3.6 | 22.88 | 72 |
| AM Peak Hour | | | 1.62 | 5 |
| PM Peak Hour | | | 1.64 | 5 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Existing traffic on all nearby streets: | | | | |
| Craig Rd. | | | | |
| Average Daily Traffic (ADT) | 43,470 | | | |
| PM Peak Hour | 3,478 | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| Thom Blvd. | | | | |
| Average Daily Traffic (ADT) | not available | | | |
| PM Peak Hour | not available | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| Traffic Capacity of adjacent streets: | | | | |
| | Adjacent street ADT | | | |
| | Capacity | | | |

| | | | | |
|--|-------|--|--|--|
| Craig Rd. | 51700 | | | |
| Thom Blvd. | 16200 | | | |
| This project will add approximately 72 trips per day on Craig Rd. and Thom Blvd. This will increase the existing volumes by less than 1 percent on Craig. Data was not available for Thom at this location. Craig is at about 84 percent capacity and Thom is believed to be under capacity. | | | | |
| Based on Peak Hour use, this development will add roughly 5 additional cars into the area; which works out to about one every 12 minutes. | | | | |
| Note that this report assumes all traffic from this development uses all named streets. | | | | |