



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-24023** APN: 140-31-121-007  
Name of Property Owner: Luis Gutierrez  
Name of Applicant: Luis Gutierrez  
Name of Representative: SAME

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: Luis Gutierrez

Subscribed and sworn before me

This 14<sup>TH</sup> day of AUGUST, 2007

Linda Hartman-Maynard  
Notary Public in and for said County and State



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# PARKING ANALYSIS

(EXISTING) RESTAURANT 1 PER 100 SF = 2,372 SF = 23.72  
24 - STALLS (INCLUDES 6 STAGING CARS)

H.C. REQUIRED:  
2 PER 50 = 2 H.C. STALLS (INCLUDED)

TOTAL REQUIRED = 24

TOTAL PROVIDED = 37

EXTRA PARKING STALLS = 13

(EXISTING) OFFICE BUILDING 1 PER 300 SF = 20,204 SF = 67.36  
58 - STALLS (INCLUDES 2 H.C. & 1 VAN H.C. STALL)

TOTAL REQUIRED = 68

TOTAL PROVIDED = 69

EXTRA PARKING STALL = 1

(PROPOSED) RESTAURANT 1 PER 100 SF = 1,900 SF = 19  
19 - STALLS (INCLUDES 6 STAGING CARS)

TOTAL REQUIRED = 19

PARKING REQUIRED:  
PROPOSED RETAIL BUILDING 1 PER 175 SF = 2,450 SF = 14.0  
14 - STALLS

TOTAL REQUIRED = 14

H.C. REQUIRED:  
2 PER 50 = 2 H.C. STALLS (INCLUDED)

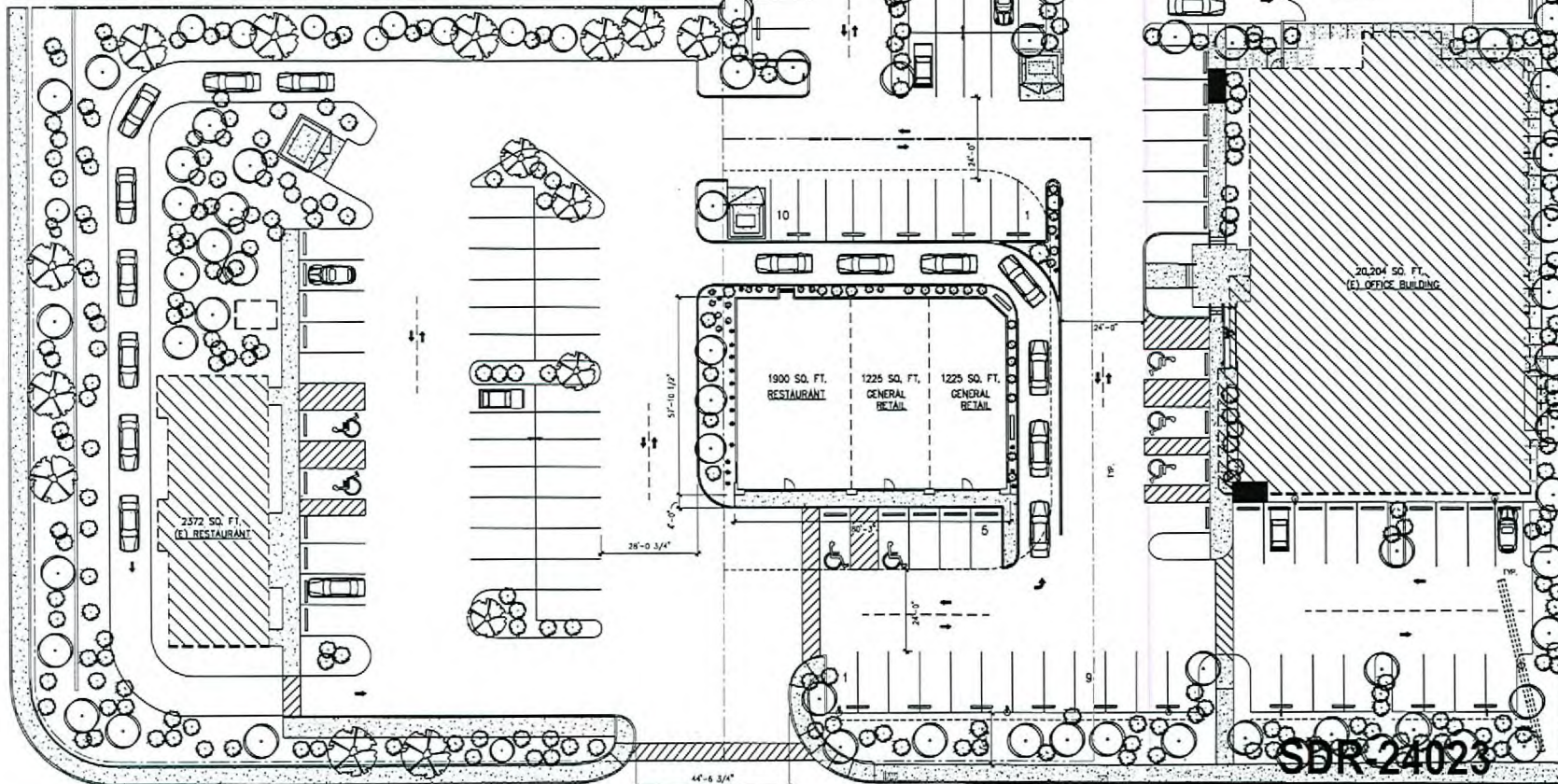
TOTAL REQUIRED = 33

TOTAL PROVIDED = 24

NEEDED PARKING = 9

EXTRA SPACES = 14

TOTAL EXTRA = 5 (FUTURE USE)



SITE PLAN  
SCALE 1/8\"=1'-0"



E. BONANZA RD.

SDR-24023

REVISED  
10/11/07 PC

SUMMERLAND CONSTRUCTION, LLC  
3077 S. VALLEY VIEW  
LAS VEGAS, NV. 89102

PECOS / BONANZA PLAZA  
APN# 140-31-121-007  
EAST BONANZA RD. LAS VEGAS, NV.

SITE PLAN

| No. | Revisions  |
|-----|------------|
| 1   | Project    |
| 2   | DRIV/2000F |
| 3   | Date       |
| 4   | 08-30-07   |
| 5   | Task       |
| 6   | AS NOTED   |
| 7   | Drawn by   |
| 8   | RJ         |

Sheet Number  
A1.0



SIMPLE / GROUND COVER

1-Gal Planters - Location to be determined  
5-Gal Planters - Location to be determined  
5-Gal Planters - Location to be determined  
5-Gal Planters - Location to be determined  
5-Gal Planters - Location to be determined  
5-Gal Planters - Location to be determined  
1-Gal Planters - Location to be determined

MISCELLANEOUS  
3/4" SCREENED DECOMPOSED GRANITE IN ALL EXTERIOR PLANTING AREAS 2" DEPTH (TYP.)

NOTE: WE WILL COMPLY WITH CITY OF LAS VEGAS LANDSCAPING ZONING CODE TITLE 12, March, 1997

The site plan illustrates a commercial development with several buildings and extensive landscaping. The central building complex includes a 1900 SQ. FT. RESTAURANT, two 1225 SQ. FT. GENERAL RETAIL units, and a 20,204 SQ. FT. OFFICE BUILDING. Other structures include a 2372 SQ. FT. RESTAURANT and a 20,204 SQ. FT. OFFICE BUILDING. Parking spaces are distributed around the buildings, with some labeled with numbers like 1, 5, 9, and 10. Landscaping features include various tree symbols, shrubs, and planters. Dimensions for setbacks and building sizes are provided throughout the plan.

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**SUMMERLAND CONSTRUCTION, LLC**  
3077 S. VALLEY VIEW  
LAS VEGAS, NV. 89102

**PECOS / BONANZA PLAZA**  
**APN# 140-31-121-007**  
**EAST BONANZA RD. LAS VEGAS, NV.**

## SITE PLAN

| No. | Revisions |
|-----|-----------|
|-----|-----------|

|          |           |
|----------|-----------|
| Project  | DRIV2000F |
| Date     | 08-30-07  |
| Scale    | AS NOTED  |
| Drawn by | RJ        |

Sheet Number

L1.0

**SDR-24023**  
**REVISED**  
**10/11/07 PC**



EVALUATIONS

Sheet Number

**SDR-24023**  
**REVISED**  
**10/11/07 PC**

 **DUNKIN'  
DONUTS**

 **Payday Loans**  
CHECK CASHING

**T-Mobile**

TO PARAPET  
EL. 03'-0"

TO PARAPET  
EL. 00'-0"

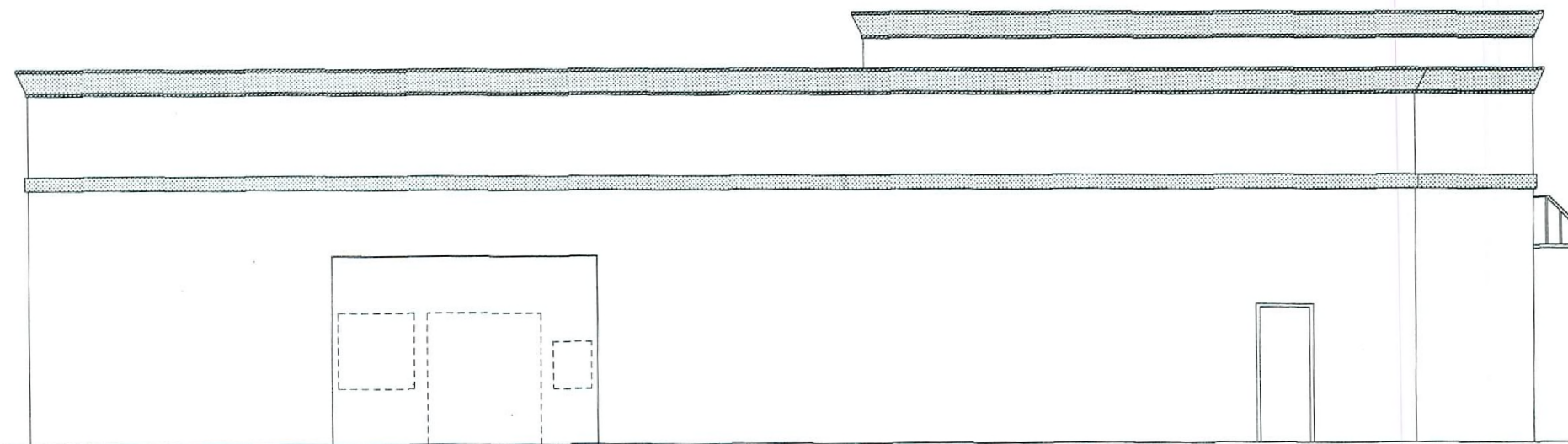
TO BEAM  
EL. 10'-0"

TO WINDOW  
EL. 00'-6"

FRONT ELEVATION

**SDR-24023  
10/11/07 PC**

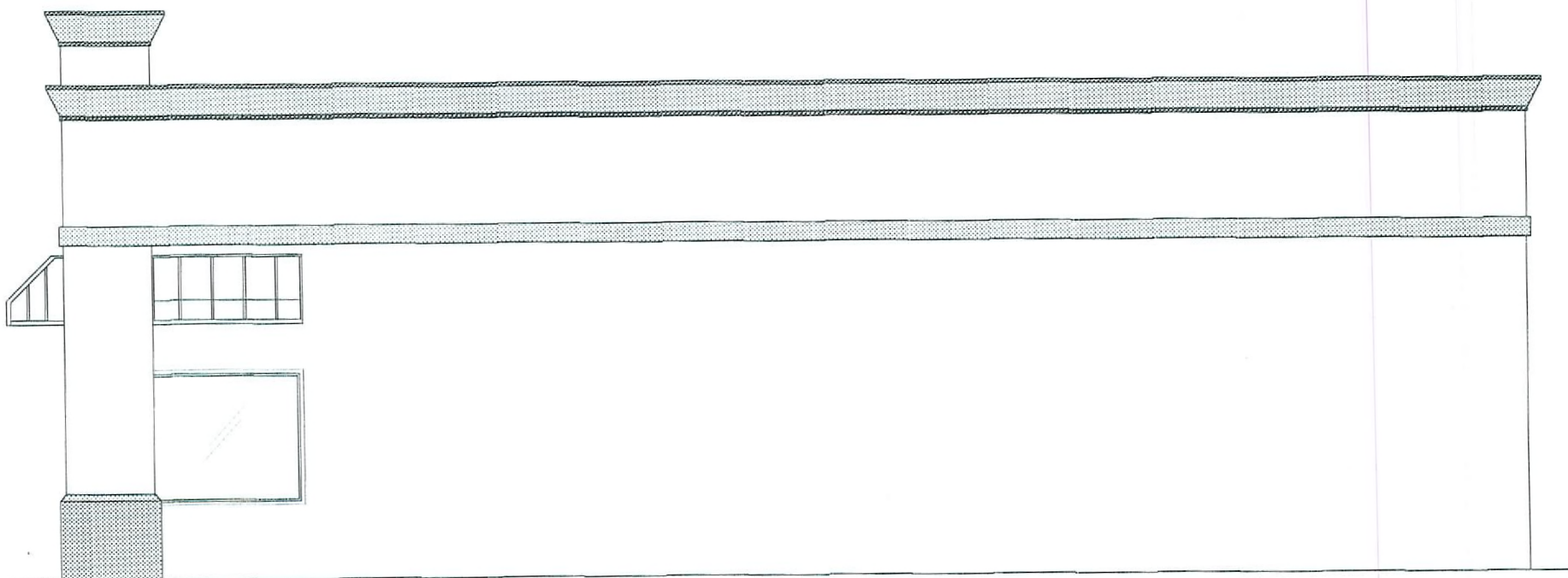
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REAR ELEVATION

**SDR-24023**  
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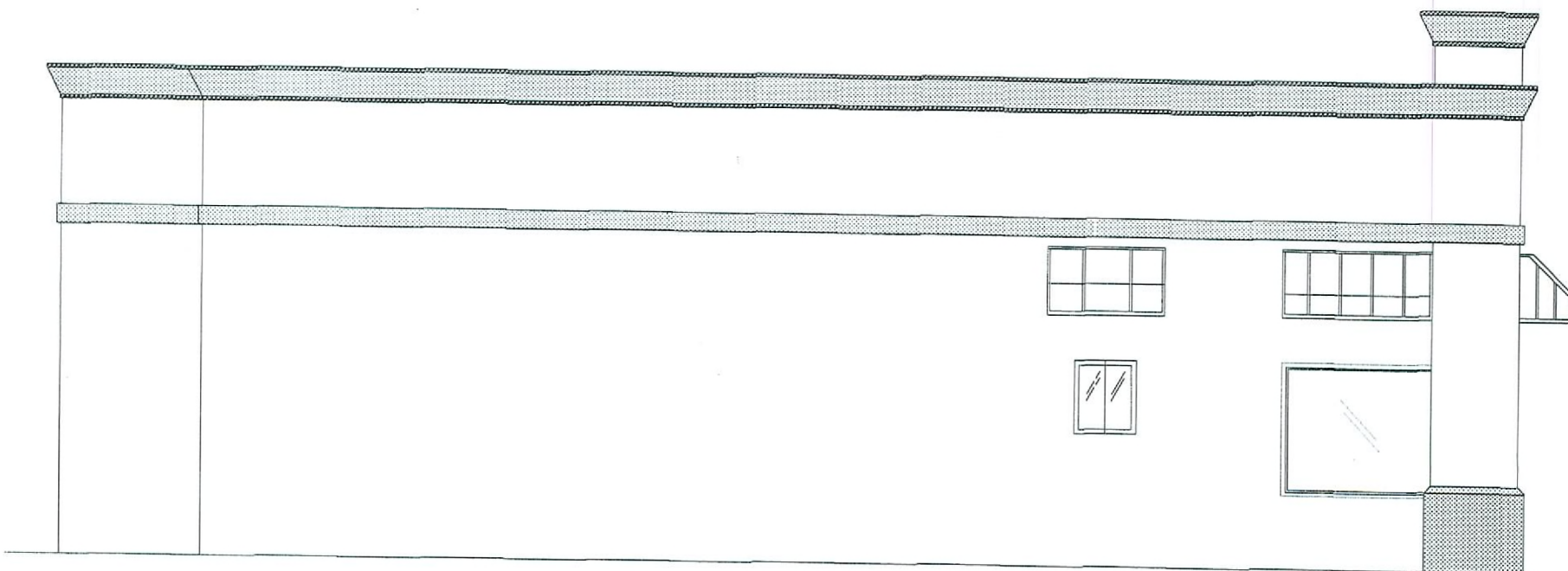
RIGHT ELEVATION

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**SDR-24023**

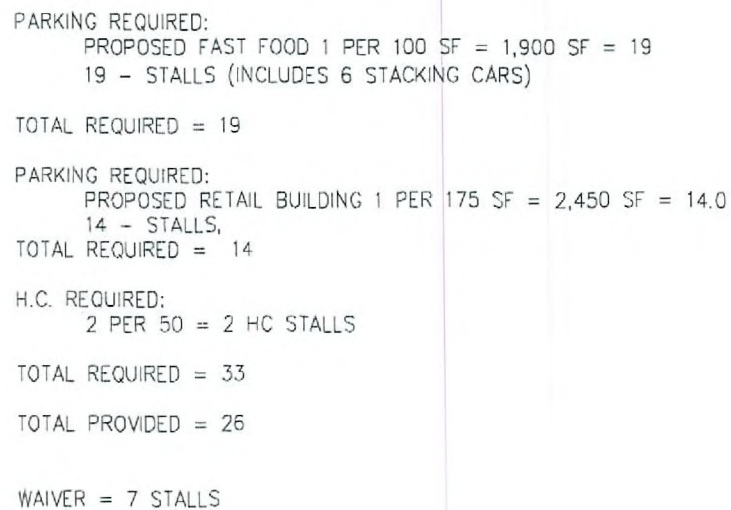
**10/11/07 PC**



LEFT ELEVATION

**SDR-24023**  
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# PECOS/BONANZA PLAZA

## A COMMERCIAL SUBDIVISION

A PORTION OF THE NW1/4 NW1/4 OF SECTION 31,  
T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS,  
CLARK COUNTY, NEVADA

### OWNERS CERTIFICATE & DEDICATION

I, JOHN E. KENNEY, JR., TRUSTEE OF THE KENNEY FAMILY DECLARATION OF TRUST DO HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF:

#### PECOS/BONANZA PLAZA

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC UTILITIES EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS THEREFROM.

FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, SOUTHWEST GAS CORPORATION, SOUTHWEST TELEPHONE COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE TV, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND FIRE HYDRANTS AND APPURTENANCES AND ABOVE GROUND ELECTRICAL, TRANSMISSIONS TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS THEREFROM.

John E. Kenney, Jr. 1-8-98  
JOHN E. KENNEY, JR., TRUSTEE OF THE KENNEY  
FAMILY DECLARATION OF TRUST DATE

### ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.  
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 8, 1998  
BY JOHN E. KENNEY, JR., AS TRUSTEE OF THE KENNEY FAMILY  
DECLARATION OF TRUST.

Marion L. Maguire  
MARION L. MAGUIRE  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE  
MY COMMISSION EXPIRES APR. 7, 2001



WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Steve E. Rinder 2-12-98  
STEVE E. RINDER DATE

Clark & MacGillivray 1-8-98  
SOUTHWEST GAS CORPORATION  
CLARK & MACGILLIVRAY DATE

John Conner 2-12-98  
NEVADA POWER COMPANY  
JOHN CONNER DATE

Mike Smith 1-9-98  
SOUTHWEST TELEPHONE COMPANY  
MIKE SMITH DATE

John Kenney 2-12-98  
COMMUNITY CABLE TV, INC.  
JOHN KENNEY DATE

Charles Rajkowski 12-15-98  
CITY OF LAS VEGAS  
CHARLES RAJKOWSKI DATE



### CITY SURVEYOR'S CERTIFICATE

I, RITA W. LUNOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

#### PECOS/BONANZA PLAZA

AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPANCY THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 1st DAY OF November, 1998.

Rita W. Lunos 9/6/98  
RITA W. LUNOS, P.L.S.  
CITY OF LAS VEGAS SURVEYOR  
NEVADA CERTIFICATE NO. 5004 DATE

### DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON THE MAP BEING A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Edw. J. Reilly 4-14-98  
DISTRICT BOARD OF HEALTH  
EDWARD J. REILLY DATE

### DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Robert C. Gage 4-21-98  
DIVISION OF WATER RESOURCES  
ROBERT C. GAGE DATE

### CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLETES WITH THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREON, THAT THIS MAP COMPLETES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS, THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS APPROVED AND THE PARCEL HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 23rd DAY OF October, 1998.

Theresa O'Donnell 1/2/99  
THERESA O'DONNELL  
DIRECTOR OF PLANNING AND DEVELOPMENT AND  
SECRETARY OF THE PLANNING COMMISSION OF THE  
CITY OF LAS VEGAS DATE

### BASIS OF BEARINGS

S.89°42'31"E, BEING THE BEARING OF THE NORTH LINE OF THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., AS SHOWN IN FILE BY PAGE 20 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER.

### WATER COMMITMENT

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A UNITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT NO. ACRES-FEET/ACR.  
1-7-96 7/13/98  
APPROVED:  
LAS VEGAS VALLEY WATER DISTRICT  
GABRIELE A. JACOBY DATE

### SURVEYORS CERTIFICATE

I, KEN W. KRAEMER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF:

JOHN E. KENNEY, JR.

2. THE LANDS SURVEYED LIE WITHIN THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 3, 1997.

3. THIS PLAT COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY ASB, 11/2/97 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDED TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Ken W. Kraemer  
KEN W. KRAEMER  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 7812



### LEGAL DESCRIPTION

BEING A PORTION OF THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:  
PARCEL 2 OF FILE 09, PAGE 20 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER.

SAID PARCEL CONTAINS 7.07 ACRES, MORE OR LESS.

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX 276,969.

FM-134-97  
SHEET 1 OF 2

|                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FINAL MAP</b><br>OF:<br><b>PECOS/BONANZA PLAZA</b><br>A COMMERCIAL SUBDIVISION<br>BEING A PORTION OF<br>THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E.,<br>M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA |  | DOC. <u>02100</u><br>FILED AT THE REQUEST OF:<br>KRAEMER ENGINEERING CO., INC.<br>DATE: <u>2-9-99</u> O. <u>15:54</u><br>BOOK: <u>88</u> PAGE: <u>26</u><br>ON PLAT:<br>OFFICIAL RECORDS<br>BOOK <u>990209</u><br>CLARK COUNTY, NEVADA RECORDS<br>JUDITH A. VANDEVER, RECORDER<br>FFY: <u>35-35</u> DEPT: <u>020</u> |
| KRAEMER ENGINEERING CO., INC.<br>3111 SOUTH VALLEY VIEW BLVD., SUITE 100<br>LAS VEGAS, NEVADA 89102<br>TEL: (702) 262-4492 FAX: (702) 262-7219                                                                   |  | BOOK <u>88</u> PAGE <u>26</u>                                                                                                                                                                                                                                                                                        |

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PECOS ROAD

BONANZA ROAD

REEF DRIVE

DIAMOND HEAD DRIVE



## LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FOUND POINT AS NOTED
- FOUND REBAR AND ALCAP, PLS 10180
- 50:1 VISIBILITY RESTRICTION EASEMENT  
THE HEIGHT OF LANDSCAPING AND/OR  
PHYSICAL IMPROVEMENTS WITHIN THIS  
AREA ARE RESTRICTED TO A MAXIMUM  
HEIGHT OF 30 INCHES (10 SEE  
PRIVATELY MAINTAINED)
- HIGHWAY/CROSS EASEMENT GRANTED  
TO THE CITY OF LAS VEGAS PLR THIS  
PLAT
- LOT NUMBER (1 TOTAL)

## CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA     |
|-------|--------|--------|---------|-----------|
| C1    | 31.42  | 20.00  | 20.00   | 90°00'    |
| C2    | 18.40  | 25.00  | 9.84    | 42°30'    |
| C3    | 20.78  | 25.00  | 11.03   | 47°36'48" |
| C4    | 13.45  | 20.00  | 6.99    | 36°31'47" |
| C5    | 17.97  | 20.00  | 8.84    | 51°28'17" |
| C6    | 14.06  | 20.00  | 7.34    | 40°17'26" |
| C7    | 17.35  | 20.00  | 8.28    | 49°42'30" |
| C8    | 17.97  | 20.00  | 8.84    | 51°28'17" |
| C9    | 13.44  | 20.00  | 6.99    | 36°30'53" |
| C10   | 14.06  | 20.00  | 7.34    | 40°17'26" |
| C11   | 17.35  | 20.00  | 8.28    | 49°42'30" |
| C12   | 17.97  | 20.00  | 8.84    | 51°28'17" |
| C13   | 13.45  | 20.00  | 6.99    | 36°31'47" |
| C14   | 14.05  | 20.00  | 7.33    | 40°14'28" |
| C15   | 17.37  | 20.00  | 8.27    | 49°43'11" |

## LINE TABLE

| LINE | DISTANCE | DIRECTION   |
|------|----------|-------------|
| L1   | 28.63    | N89°22'45"E |
| L2   | 44.98    | S85°23'32"W |
| L3   | 86.00    | S85°23'32"W |
| L4   | 75.01    | N85°23'32"W |
| L5   | 17.90    | N85°23'32"E |
| L6   | 74.50    | S85°23'32"W |
| L7   | 28.63    | N89°21'36"W |

## NOTE

EACH OF THE FUTURE LOTS OF THIS COMMERCIAL SUBDIVISION AND THEIR RESPECTIVE DRIVWAYS OF EACH OF THEM, IS HEREBY GRANTED A PERPETUAL, NON-EXCLUSIVE, NON-POSSESSORY, RIGHT, PRIVILEGE AND EASEMENT OVER, UPON AND ACROSS PORTIONS OF THE COMMERCIAL SUBDIVISION FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO ALL DRIVEWAYS CONNECTING THE COMMERCIAL SUBDIVISION TO ADJUTING STREETS.

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDS'S CUMULATIVE MAP INDEX 278.5695

SHEET 2 OF 2

FINAL MAP  
OF:  
**PECOS/BONANZA PLAZA**  
A COMMERCIAL SUBDIVISION  
BEING A PORTION OF  
THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E.,  
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



KRAEMER ENGINEERING CO., INC.  
3111 SOUTH VALLEY VIEW BLVD., SUITE 100  
LAS VEGAS, NEVADA 89135  
TEL: (702) 363-4881 FAX: (702) 363-7284

PECOS/BONANZA PLAZA  
A COMMERCIAL SUBDIVISION

NET AREA -  
308,082 S.F., 7.07 AC.

BOOK 89 PAGE 26

SDR-24023  
10/11/07 PC

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|                                                                                                                                                                                                                                                                |                                   |              |                        |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------|------------------------|--------------|
| <b>SDR 24023</b>                                                                                                                                                                                                                                               |                                   |              |                        |              |
| <b>Luis Gutierrez</b>                                                                                                                                                                                                                                          |                                   |              |                        |              |
| <b>S. Side Bonanza Rd., 412' E. of Pecos Rd.</b>                                                                                                                                                                                                               |                                   |              |                        |              |
| Proposed 4.4 thousand square foot commercial development.                                                                                                                                                                                                      |                                   |              |                        |              |
| <b>Traffic produced by proposed development:</b>                                                                                                                                                                                                               |                                   |              |                        |              |
| <b>New Use</b>                                                                                                                                                                                                                                                 | <b>DESCRIPTION</b>                | <b>#UNIT</b> | <b>RATE/#<br/>UNIT</b> | <b>TOTAL</b> |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                    | SPECIALTY RETAIL CENTER [1000 SF] | 4.4          | 44.32                  | 195          |
| AM Peak Hour                                                                                                                                                                                                                                                   |                                   |              | 6.84                   | 30           |
| PM Peak Hour                                                                                                                                                                                                                                                   |                                   |              | 2.71                   | 12           |
| <i>(heaviest 60 minutes)</i>                                                                                                                                                                                                                                   |                                   |              |                        |              |
| <b>Existing traffic on all nearby streets:</b>                                                                                                                                                                                                                 |                                   |              |                        |              |
| <b>Bonanza Rd.</b>                                                                                                                                                                                                                                             |                                   |              |                        |              |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                    | 27,852                            |              |                        |              |
| PM Peak Hour                                                                                                                                                                                                                                                   | 2,228                             |              |                        |              |
| <i>(heaviest 60 minutes)</i>                                                                                                                                                                                                                                   |                                   |              |                        |              |
| <b>Pecos Rd.</b>                                                                                                                                                                                                                                               |                                   |              |                        |              |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                    | 24,903                            |              |                        |              |
| PM Peak Hour                                                                                                                                                                                                                                                   | 1,992                             |              |                        |              |
| <i>(heaviest 60 minutes)</i>                                                                                                                                                                                                                                   |                                   |              |                        |              |
| <b>Traffic Capacity of adjacent streets:</b>                                                                                                                                                                                                                   |                                   |              |                        |              |
|                                                                                                                                                                                                                                                                | Adjacent street ADT               |              |                        |              |
|                                                                                                                                                                                                                                                                | Capacity                          |              |                        |              |
| Bonanza Rd.                                                                                                                                                                                                                                                    | 49115                             |              |                        |              |
| Pecos Rd.                                                                                                                                                                                                                                                      | 49115                             |              |                        |              |
| This project will add approximately 195 trips per day on Bonanza Rd. and Pecos Rd. This will increase expected volumes by less than 1 percent on both of these roads. Bonanza is at about 57 percent of capacity and Pecos is at about 51 percent of capacity. |                                   |              |                        |              |
| Based on Peak Hour use, this development will add roughly 30 additional cars into the area; which works out to about 1 every 2 minutes.                                                                                                                        |                                   |              |                        |              |
| Note that this report assumes all traffic from this development uses all named streets.                                                                                                                                                                        |                                   |              |                        |              |