



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** APN: 125-19-301-013

Name of Property Owner: **BRAIN SURGERY**

Name of Applicant: **SOUTHWEST DESERT EQUITIES, LLC**

Name of Representative: **DARRIN BADGER**

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: _____

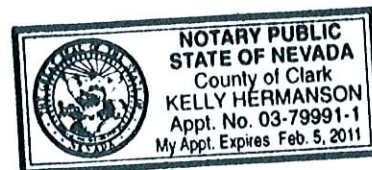
Signature of Property Owner: _____

Print Name: **JOHN A. RITTER**

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** APN: 125-19-301-004; 005

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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: _____

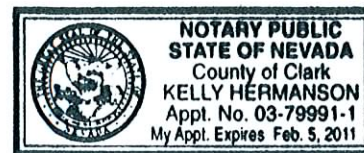
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Herman
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** APN: 125-19-301-003

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** APN: 125-19-301-002

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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: _____

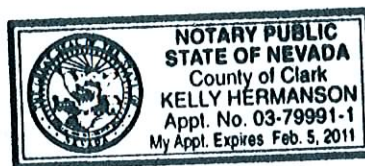
Print Name: JOHN A. RITTER

mmf
ef
CJC

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanan
Notary Public in and for said County and State



RECEIVED
NOV 27 2007



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** APN: 125-19-301-001

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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: _____

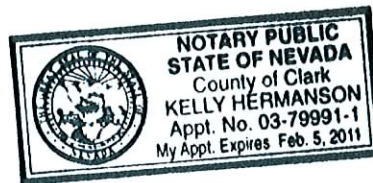
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 30 day of November, 2007

Kelly Hermanson
Notary Public in and for said County and State



SITE INFORMATION

ZONING:
PDC - Planned Community Development

APN:
125-19-301-001-002/003/004-005/013

COMMERCIAL AREA:

Parcel 1: (Approximate, to be Verified)
Gross Area 23.619 acres
Net Area 877,265 sf 20.139 acres

Retail:
Grocery 67,000 gsf
Retail - 1 11,200 gsf
In-Line Shops 1-6 64,400 gsf
Pad A-D 17,400 gsf
Fitness Club 45,000 gsf

Total Retail Area 205,000 gsf
FAR (877,265 sf) 0.234

PARKING REQUIREMENTS

Retail Required:
Shopping Center 1 per 250 sf
Total Required: 820

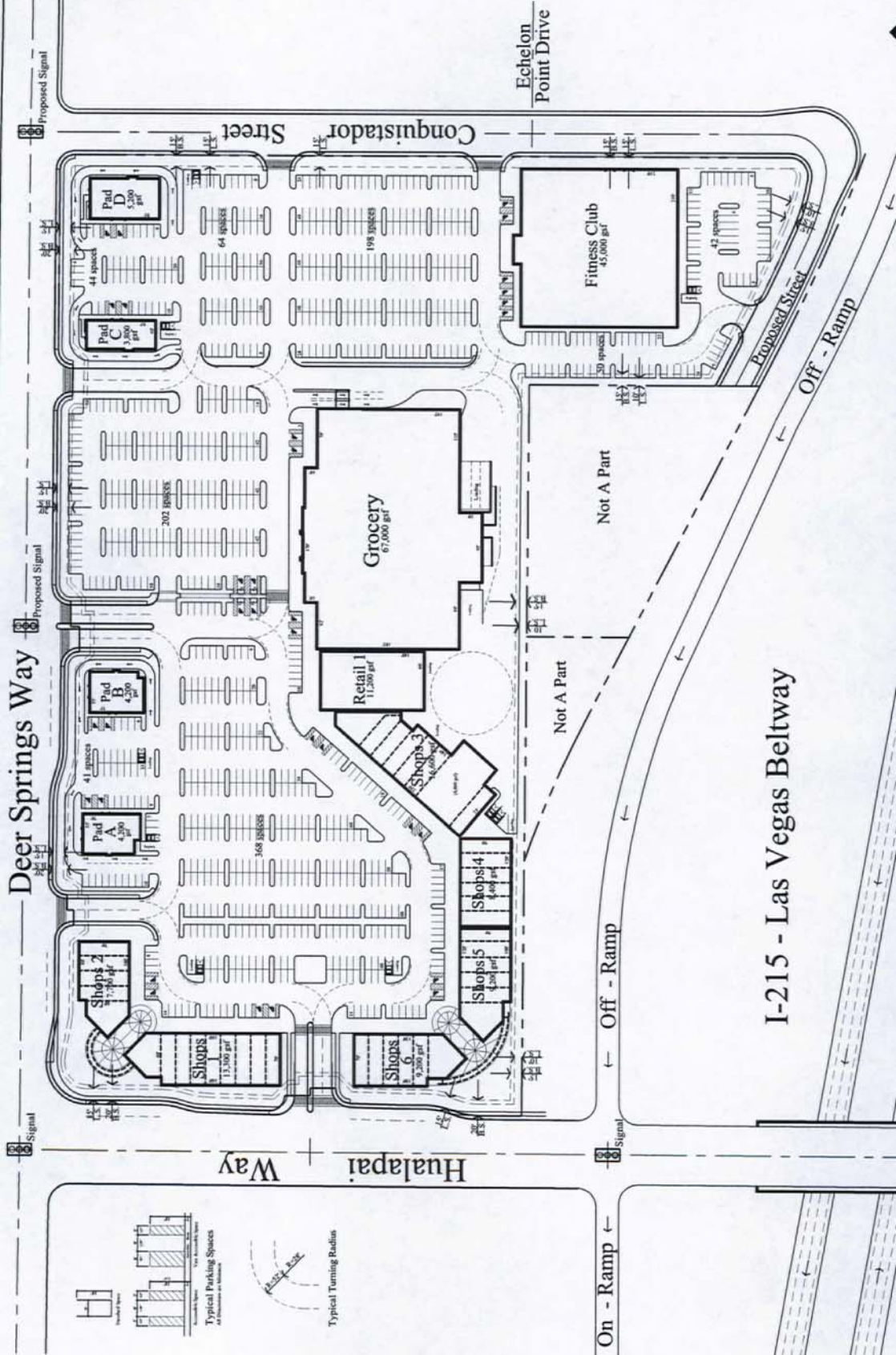
Provided:
Total Provided: 1,009
Parking Ratio: 4.92 per 1000 1 per 203

H/C Required:
2 % of Total Spaces 21
Total Provided: 32

OPEN SPACE 4.58 acres 199,300 sf
Provided: 22.7 %



Pedman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH



RECEIVED
JAN 29 2008

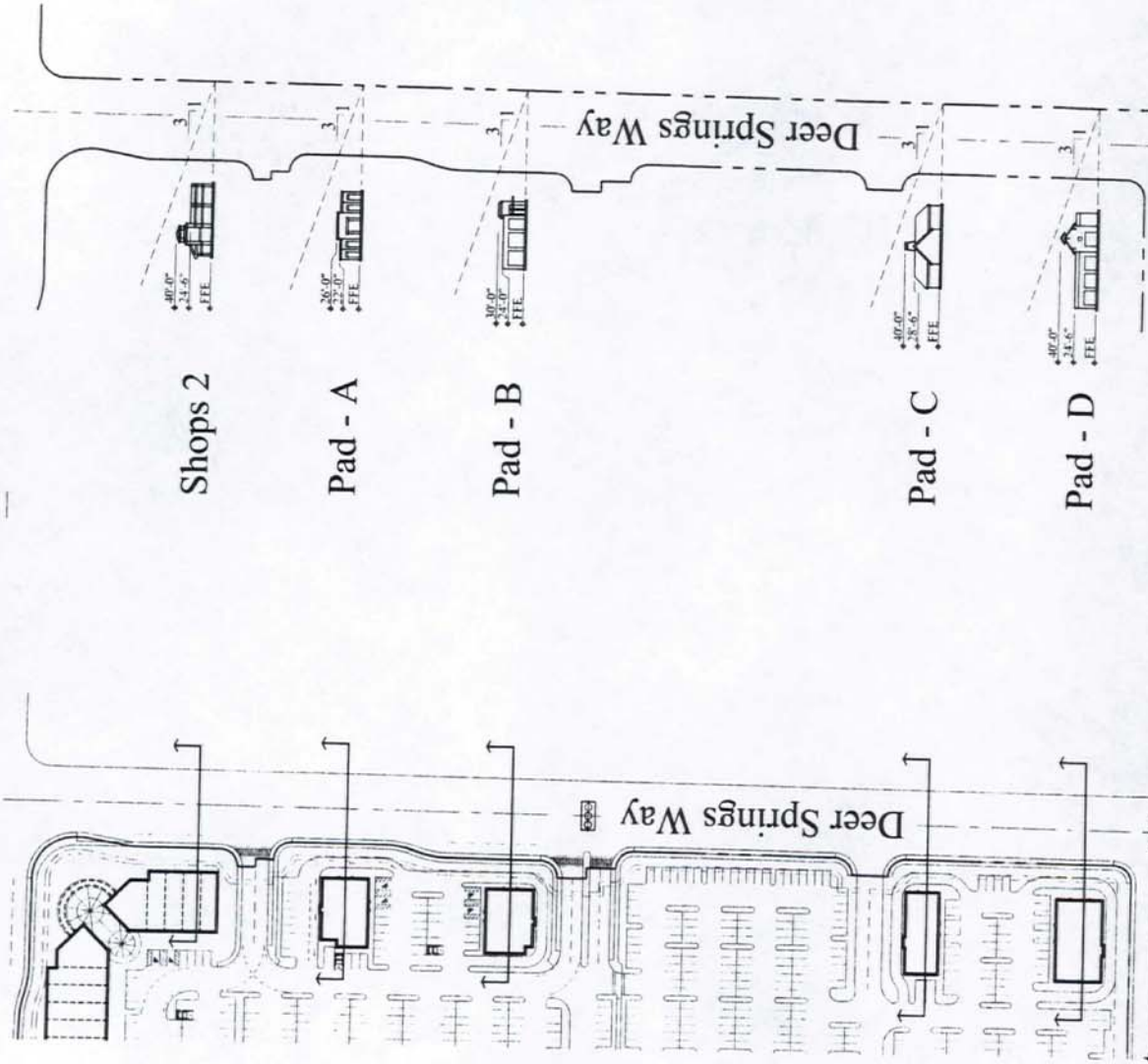
CONCEPTUAL SITE PLAN - G-2

Providence Square
Las Vegas, Nevada

ZON-25758 SDR-25760
REVISED 02/14/08 PC

GREEN STREET
PROPERTIES

© Copyright 2007, Pedman Design Group, LLC
This document is the property of Pedman Design Group, LLC. It is to be used only for the project and site identified herein. No part of this document may be reproduced without written permission from Pedman Design Group, LLC.



Vicinity Map



Scale: 1" = 40'

Project No. 707047 January 29, 2008

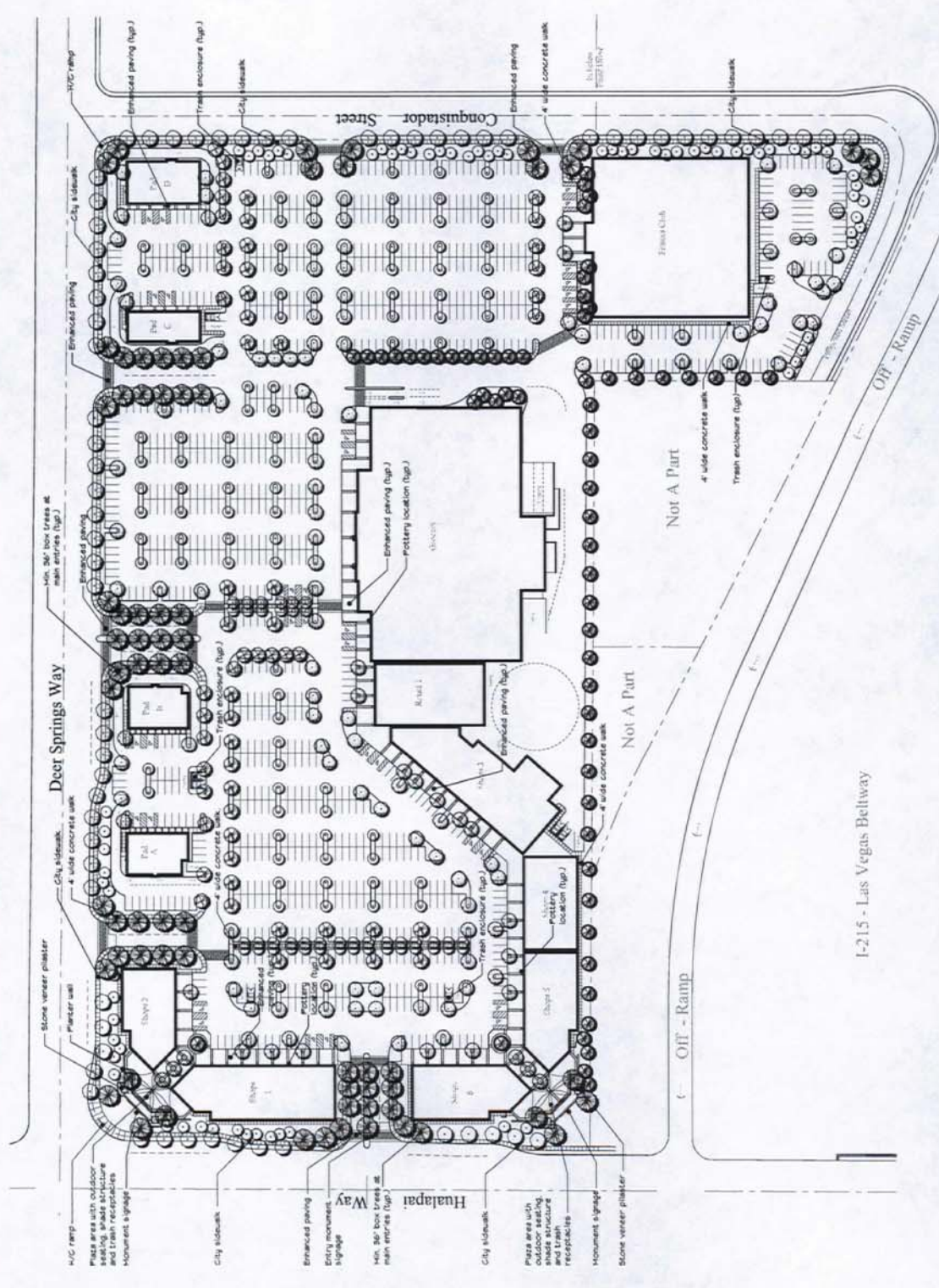
Pedman
DESIGN GROUP

Providence Square Residential Adjacency Exhibit Las Vegas, Nevada

GREEN STREET
PROPERTIES

RECEIVED
JAN 29 2008

**ZON-25758 SDR-25760
REVISED 02/14/08 PC**



PROVIDENCE SQUARE

APN: 125-19-301-001/002/003/004/005/013

LAS VEGAS, NEVADA

LAS VEGAS, NEVADA
PREPARED FOR: GREENSTREET PROPERTIES

CONCEPTUAL LANDSCAPE PLAN

ZON-25758 SDR-25760

REVISÉ 02/14/08 PC

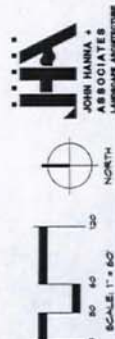
RECEIVED
JAN 29 2008

PARKING LOT TREE CALCULATIONS

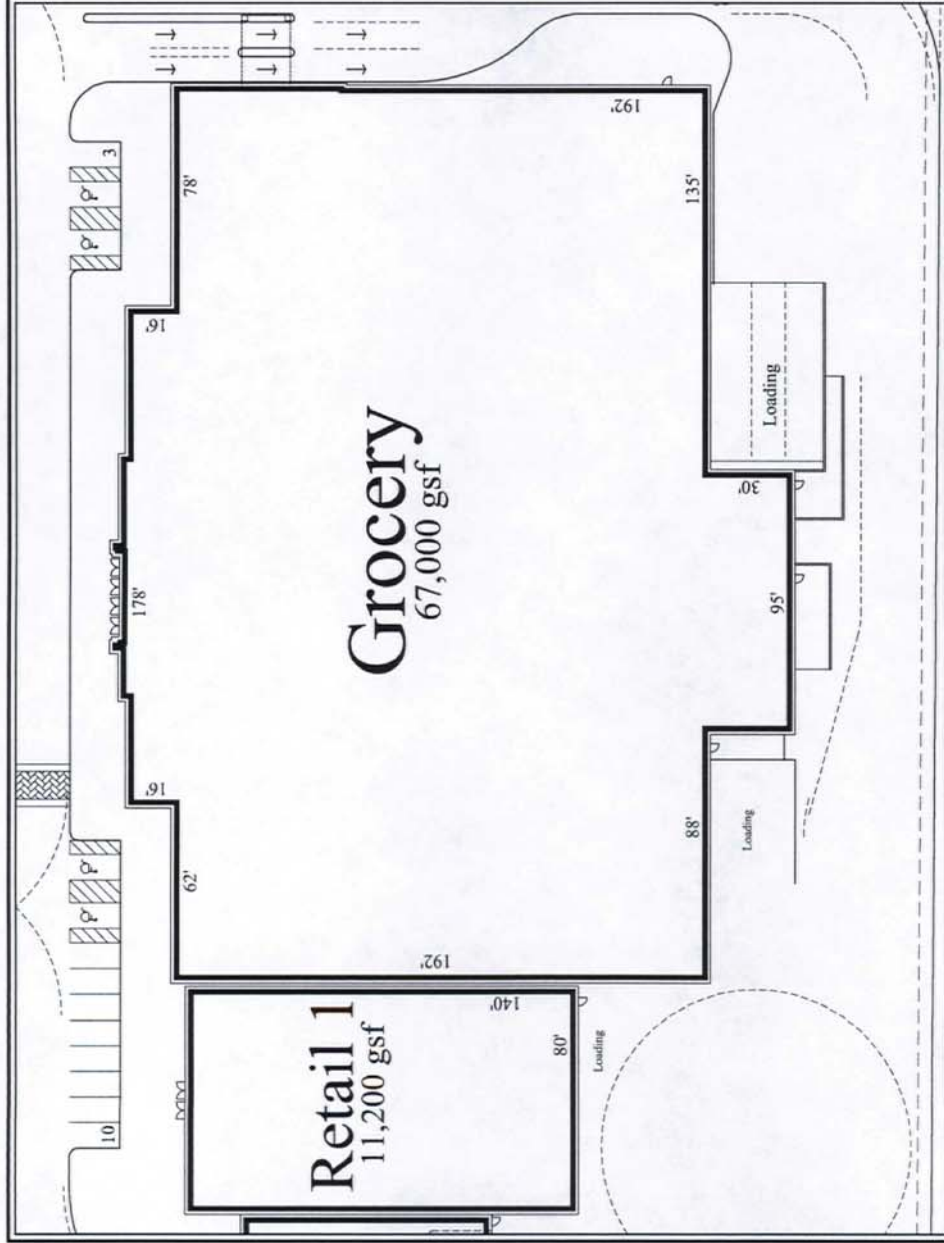
NUMBER OF PARKING SPACES: 1,001

NUMBER OF TREES REQUIRED : 1662
(1 TREE PER 6 PARKING SPACES)

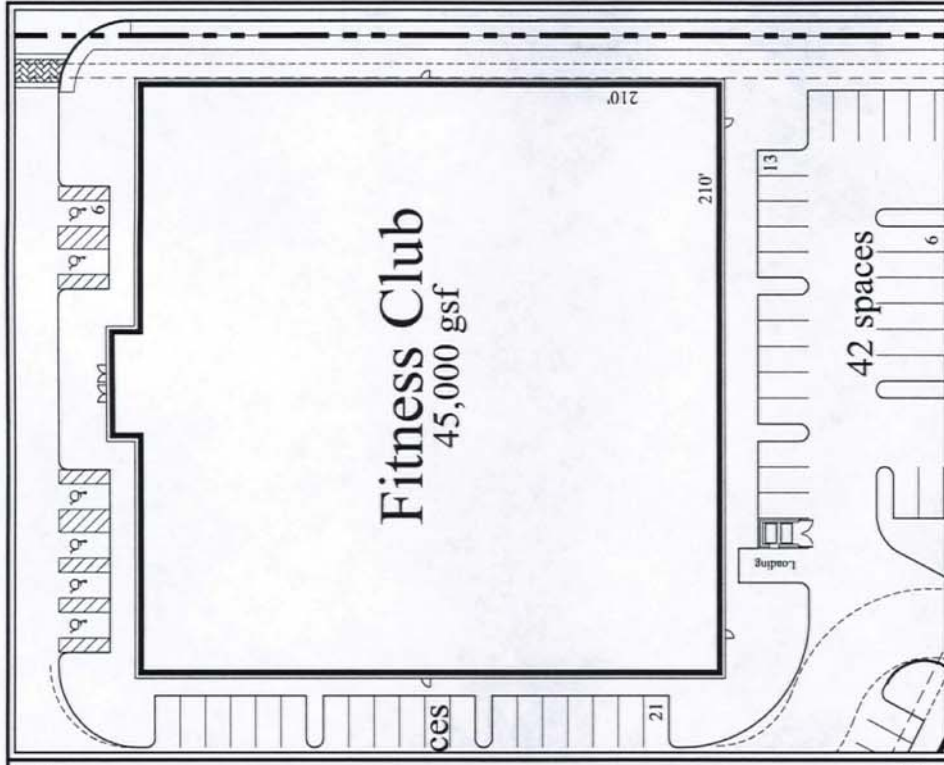
NUMBER OF TREES WITHIN PARKING LOT

[illegible]

DATE, 01-28-06
JAN 28 66



Grocery and Retail 1 Floor Plans



Fitness Club Floor Plan

© Copyright 2008, P&L Properties, LLC. All Rights Reserved. No part of this document may be reproduced without written permission from P&L Properties, LLC.

Conceptual Floor Plans

Scale: 1" = 20'
PROJECT No. 707047 January 29, 2008

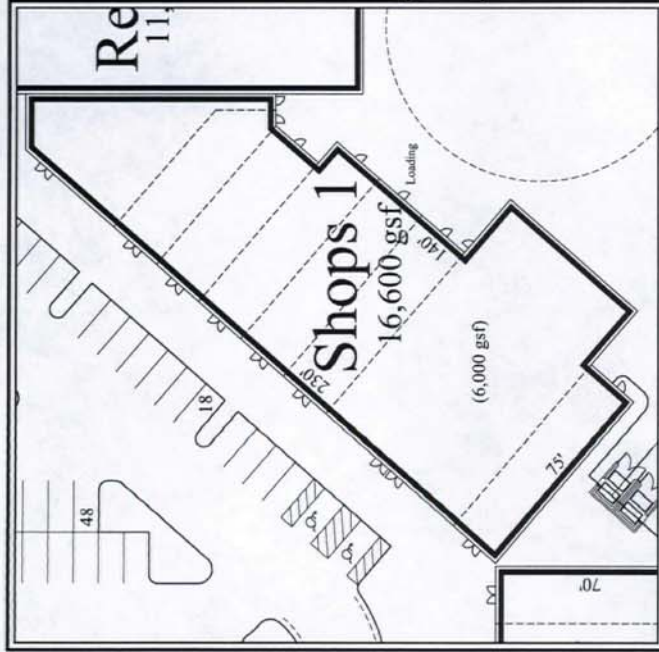
GREEN STREET
PROPERTIES

Providence Square
Las Vegas, Nevada

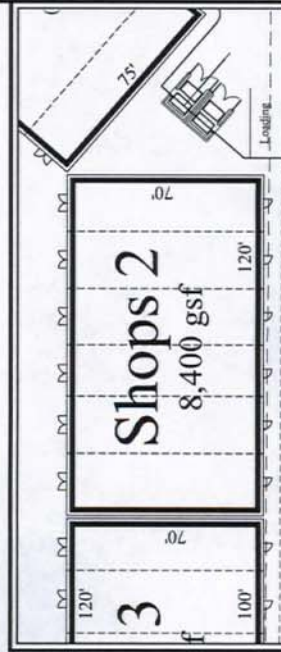
RECEIVED
JAN 29 2008

Pertman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

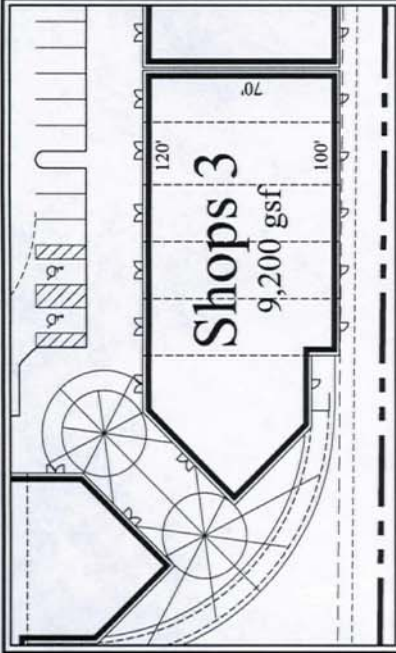
ZON-25758 SDR-25760
REVISED 02/14/08 PC



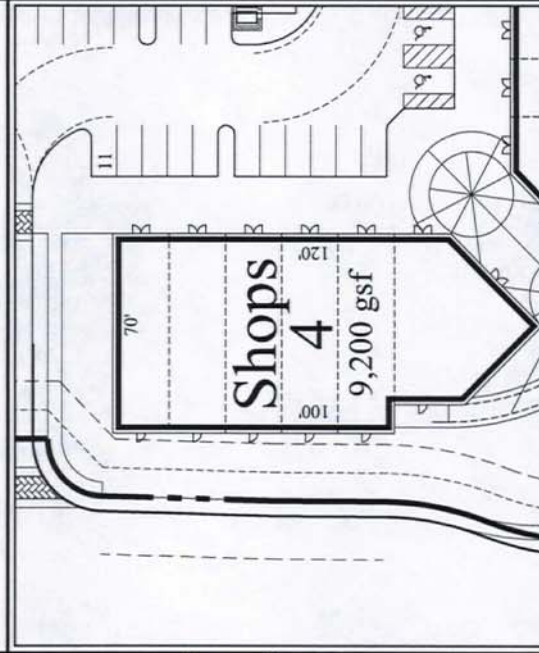
Shops 1 Floor Plan



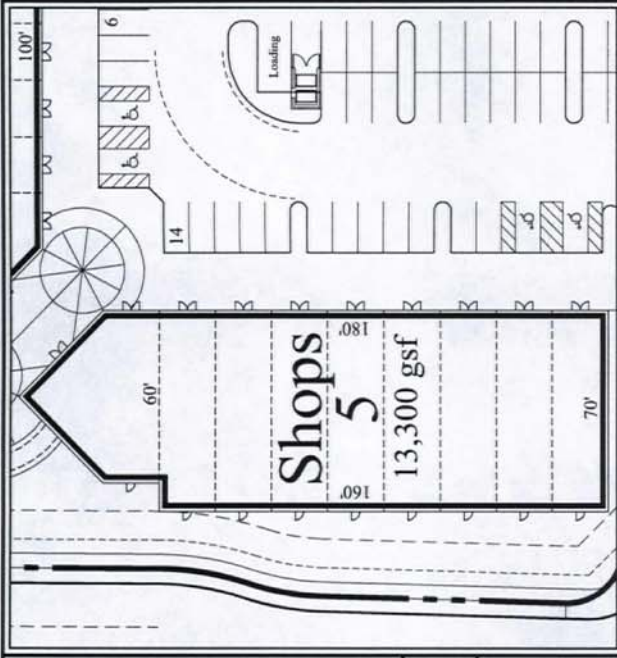
Shops 2 Floor Plan



Shops 3 Floor Plan



Shops 4 Floor Plan



Shops 5 Floor Plan



Shops 6 Floor Plan

Conceptual Floor Plans

Providence Square
Las Vegas, Nevada

GREEN STREET
PROPERTIES

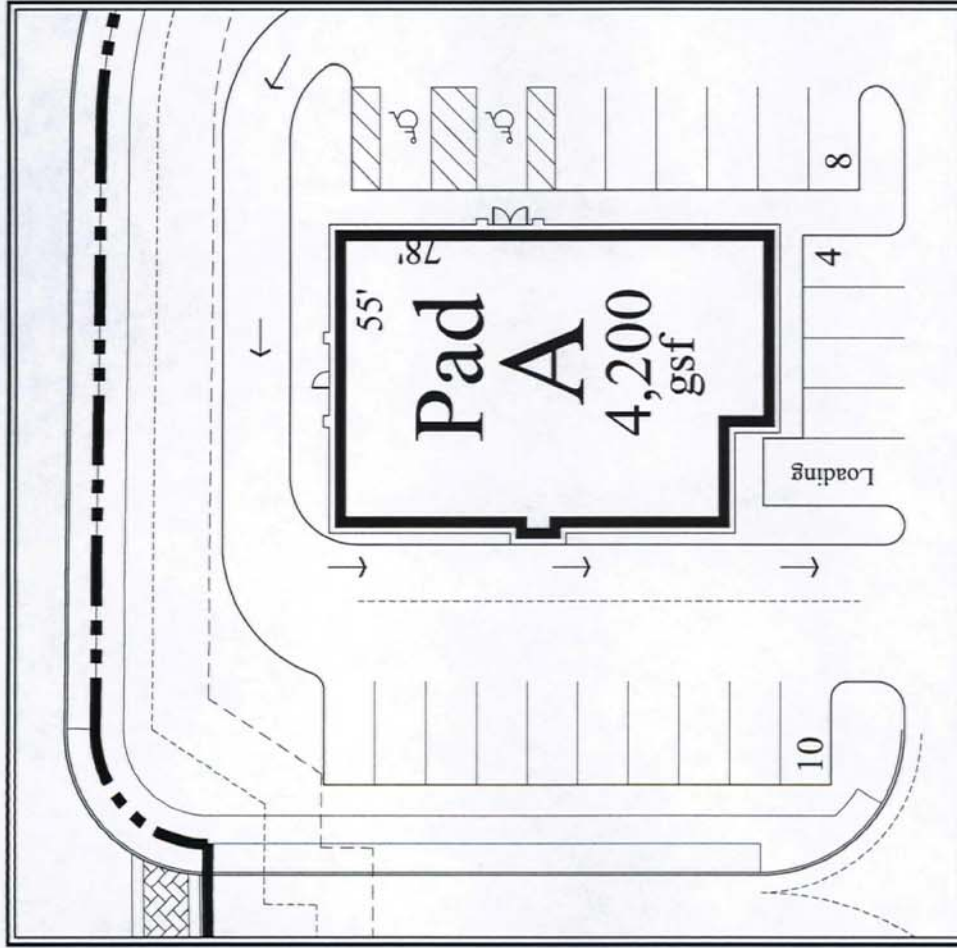
ZON-25758 SDR-25760
REVISED 02/14/08 PC

RECEIVED
JAN 29 2008

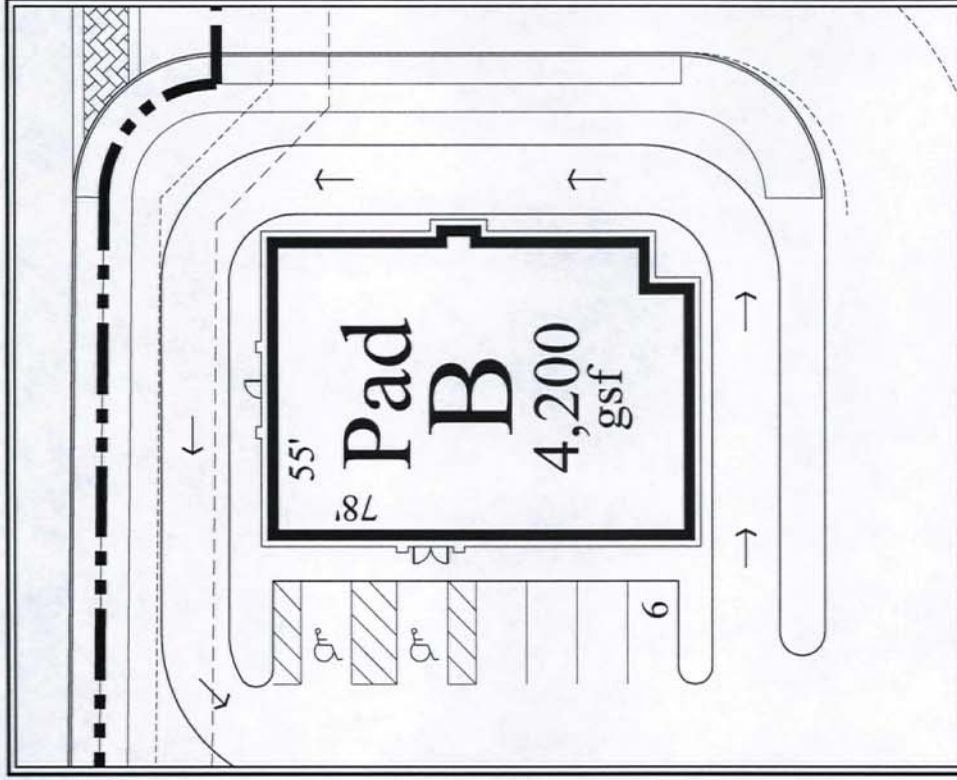
Perdman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

Scale: 1" = 20'
Project No. 707047 January 29, 2008

© Copyright 2008. All rights reserved. No part of this document may be reproduced without written permission from the author. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service.



Pad A Floor Plan



Pad B Floor Plan

© Contributor 2008. All in Plans. All Rights Reserved. No part of this publication may be reproduced without prior written permission from the Contributor.

Scale: 1" = 10'
0 10 20 30 40 50 60 70 80 90 100

Conceptual Floor Plans

Providence Square

Las Vegas, Nevada

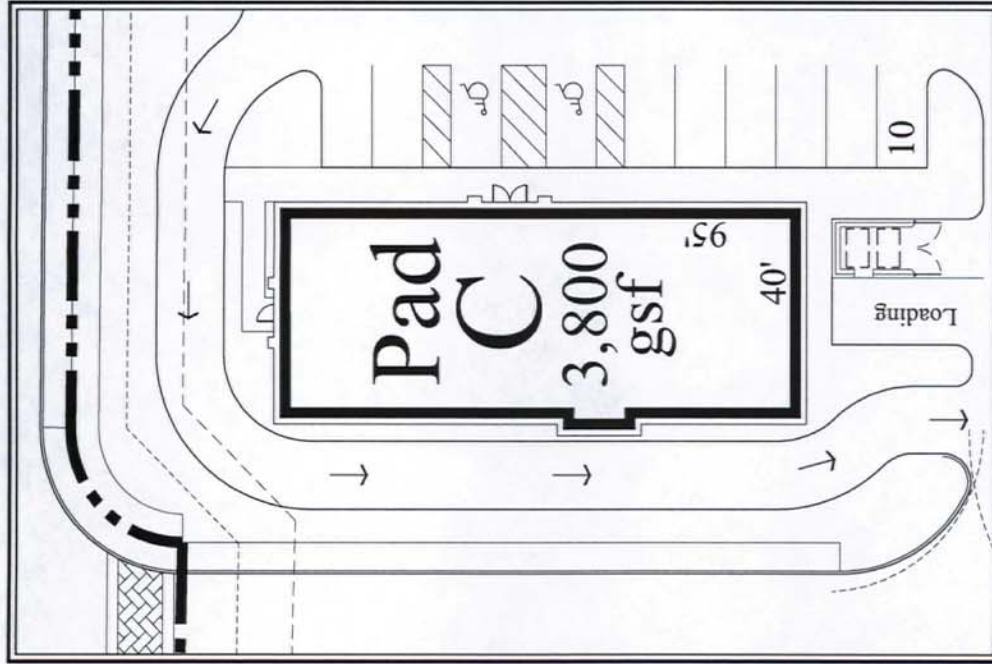
GREEN STREET
PROPERTIES

ZON-25758 SDR-25760
REVISED 02/14/08 PC

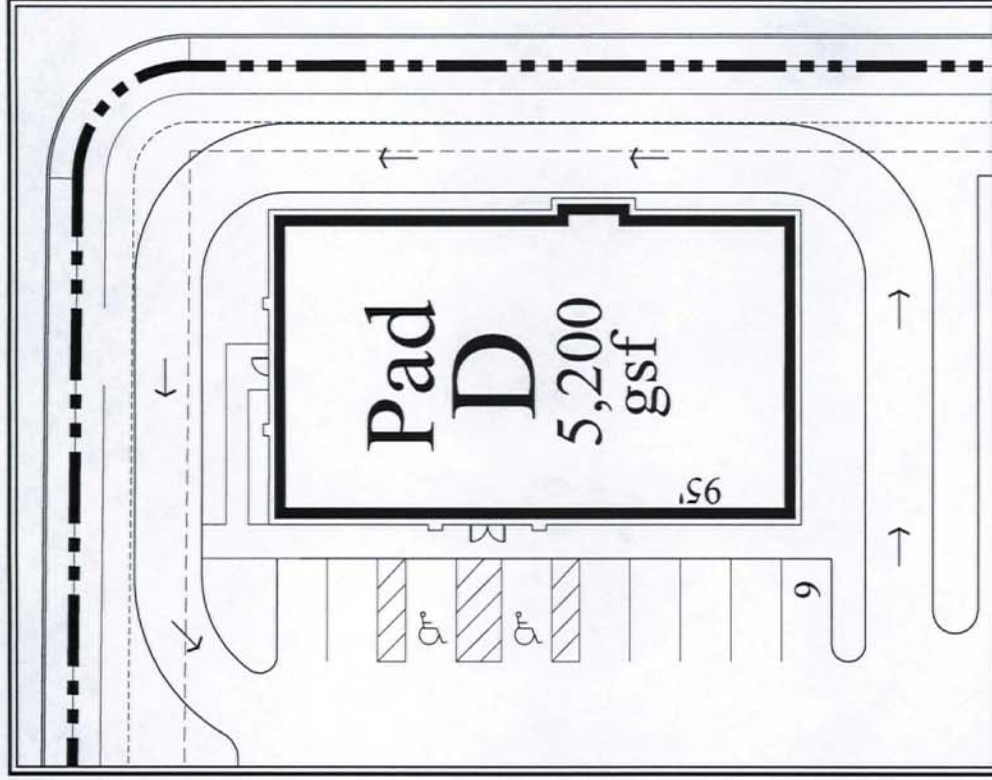
RECEIVED
JAN 29 2008

Pertman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

Product No. 707047 January 29, 2008



Pad A Floor Plan



Pad B Floor Plan

Conceptual Floor Plans

Providence Square

Las Vegas, Nevada

ZON-25758 SDR-25760
REVISED 02/14/08 PC

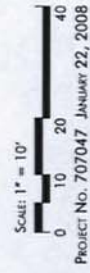
GREEN STREET
PROPERTIES

Scale: 1" = 10'
0 10 20 30 40
Project No. 707047 January 29, 2008

Perleman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

RECEIVED
JAN 29 2008

© Copyright 2008, P&L Design Group, LLC. All Rights Reserved. No portion of this document may be reproduced without written permission from P&L Design Group, LLC. This document is the property of P&L Design Group, LLC and is not to be distributed or used for any other purpose without the written consent of P&L Design Group, LLC.



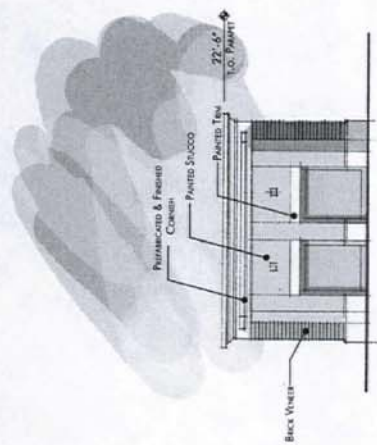
PROVIDENCE SQUARE
LAS VEGAS, NEVADA

ZON-25758 SDR-25760
REVISED 02/14/08 PC

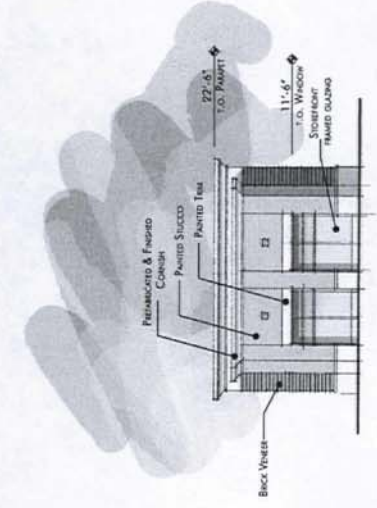
GREEN & STREET
P R O P E R T I E S

Perlmutter
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • PORTLAND

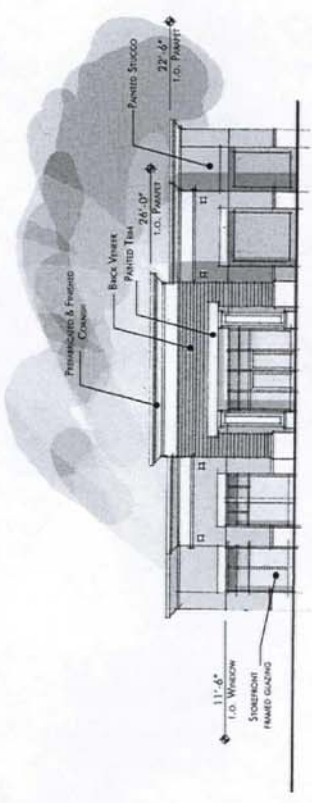
JAN 29 2008



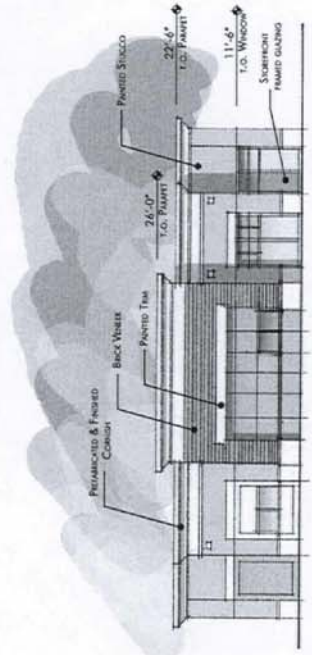
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SCALE: 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

CONCEPTUAL ELEVATION - PAD A

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

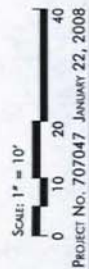
ZON-25758 SDR-25760
REVISED 02/14/08 PC

© Copyright 2007, PM, Ltd. All Rights Reserved. A Professional Design Group. All Rights Reserved. This drawing is a conceptual elevation and is not a guarantee of the accuracy of the information provided. The Designer/Architect assumes no liability for any errors or omissions in this drawing. The Designer/Architect reserves the right to change the design without notice.

GREEN STREET
PROPERTIES

Periman
DESIGN GROUP
ARCHITECTURAL • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

RECEIVED
JAN 29 2008



Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

RECEIVED
JAN 29 2008

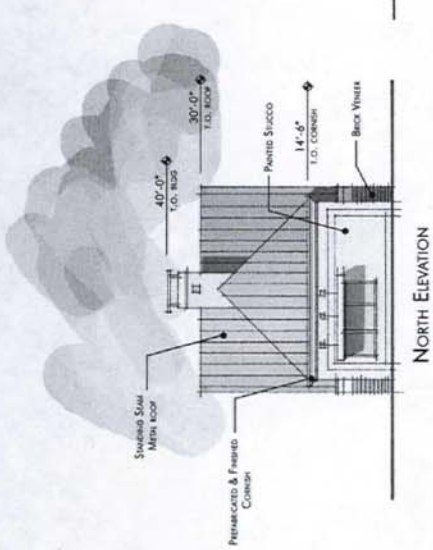
CONCEPTUAL ELEVATION - PAD B

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

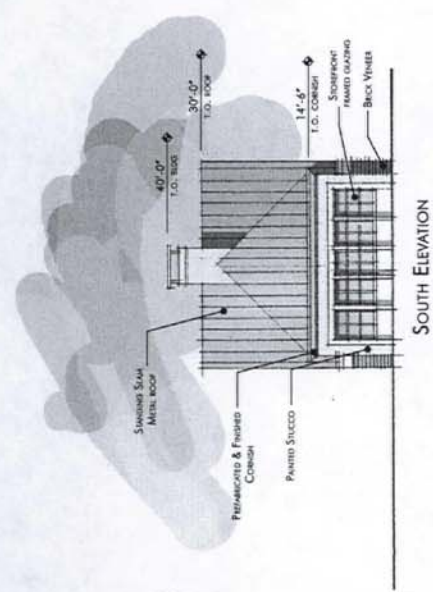
ZON-25758 SDR-25760
REVISED 02/14/08 PC

© Copyright 2007, PA Lab West, LLC. All Rights Reserved. This document is the property of PA Lab West, LLC. It is to be used for the purpose of the training 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 PA Lab West, LLC. The information contained herein is confidential and proprietary to PA Lab West, LLC. It is to be used for the purpose of the training 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 PA Lab West, LLC. The information contained herein is confidential and proprietary to PA Lab West, LLC. It is to be used for the purpose of the training 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 PA Lab West, LLC.

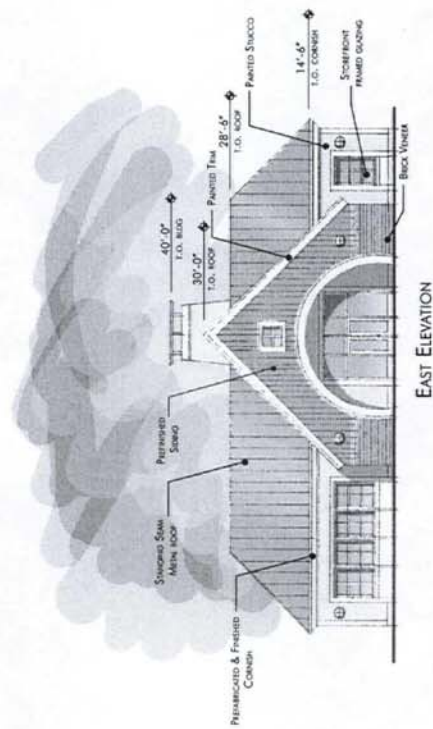
GREEN & STREET
CORPORATION



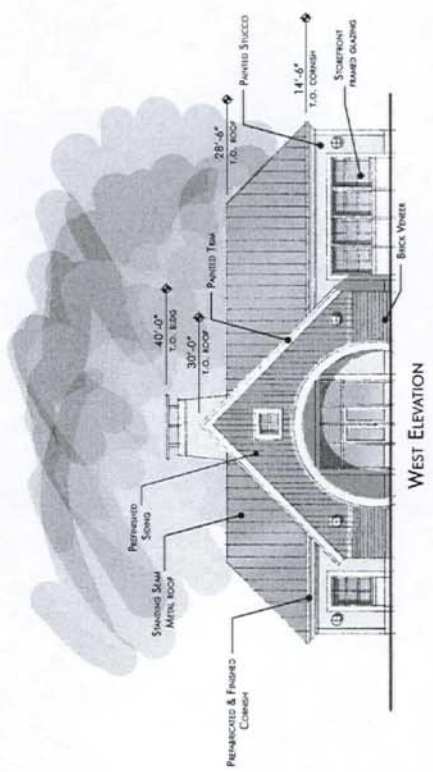
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SCALE 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

CONCEPTUAL ELEVATION - PAD C

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

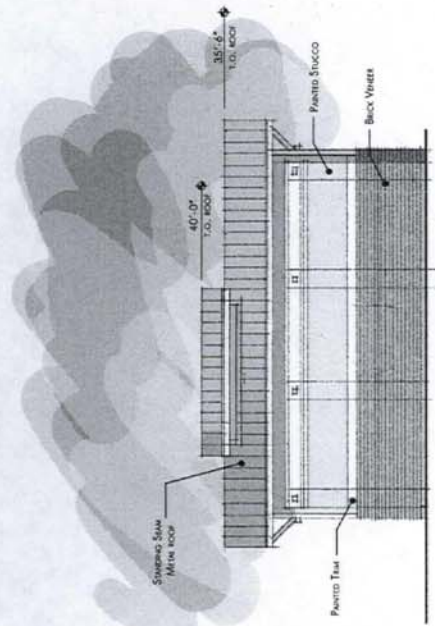
ZON-25758 SDR-25760
REVISED 02/14/08 PC

GREEN STREET
PROPERTIES

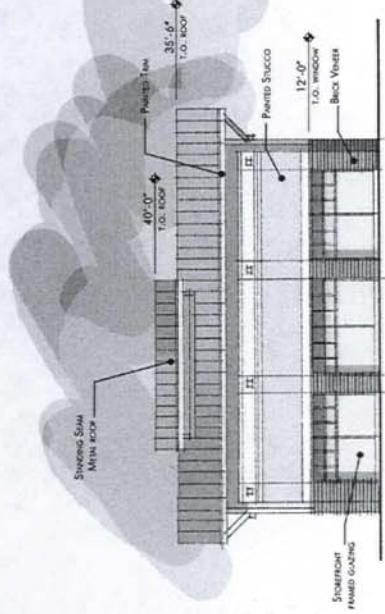
Perleman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

RECEIVED
JAN 29 2008

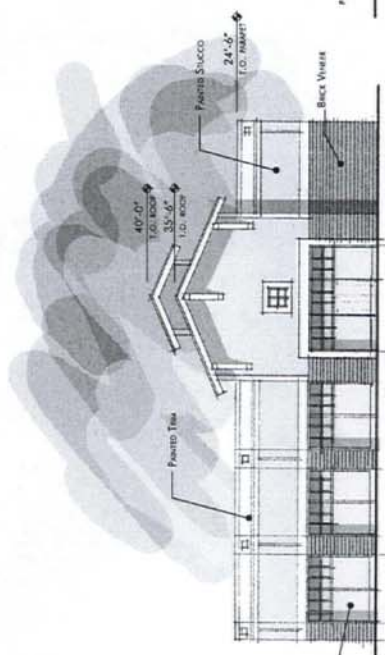
© Copyright 2007, All Rights Reserved, LLC. A Perleman Design Group Company
This drawing is conceptual in nature and is not intended to be used for construction. The Designer/Architect reserves the right to make changes to this drawing without notice. All rights reserved. This and all other drawings are Copyrighted and subject to change.



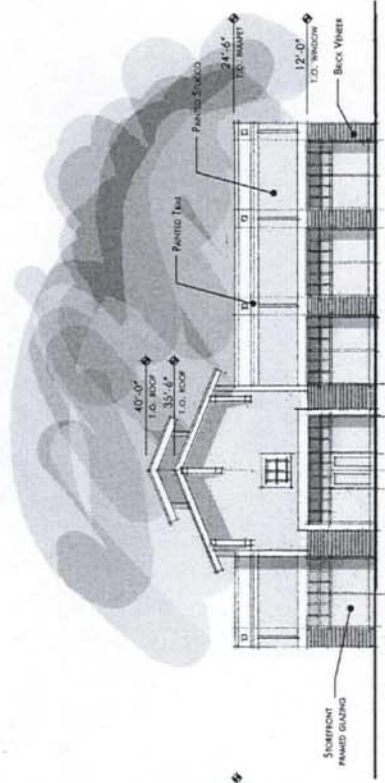
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

© Copyright 2007, M. Lee White, LLC. A Perelman Design Group Company
This drawing is a conceptual rendering and is not to be used for construction. The Client acknowledges that the design is subject to change without notice. All rights reserved. No part of this drawing may be reproduced without written permission.

GREEN STREET
PROPERTIES

CONCEPTUAL ELEVATION - PAD D

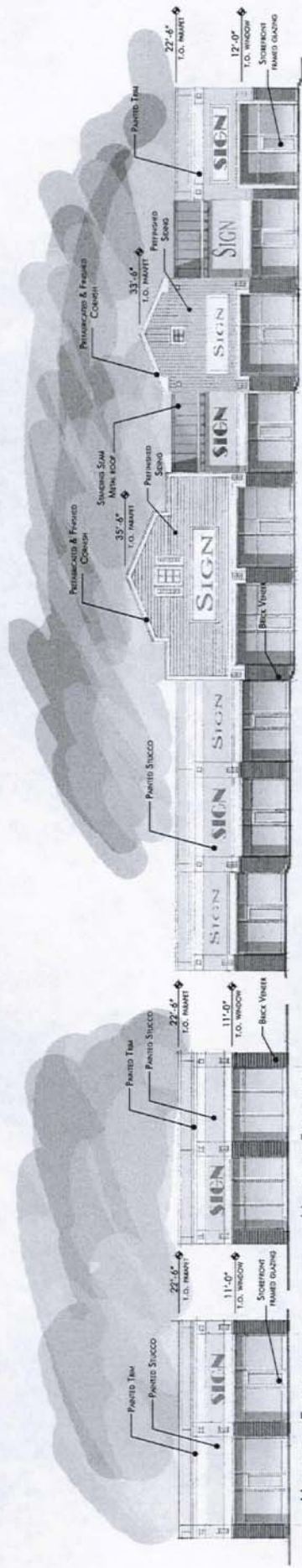
PROVIDENCE SQUARE
LAS VEGAS, NEVADA

ZON-25758 SDR-25760
REVISED 02/14/08 PC

SCALE: 1" = 10'
0 10 20 40
PROJECT NO. 707047 JANUARY 22, 2008

Perelman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

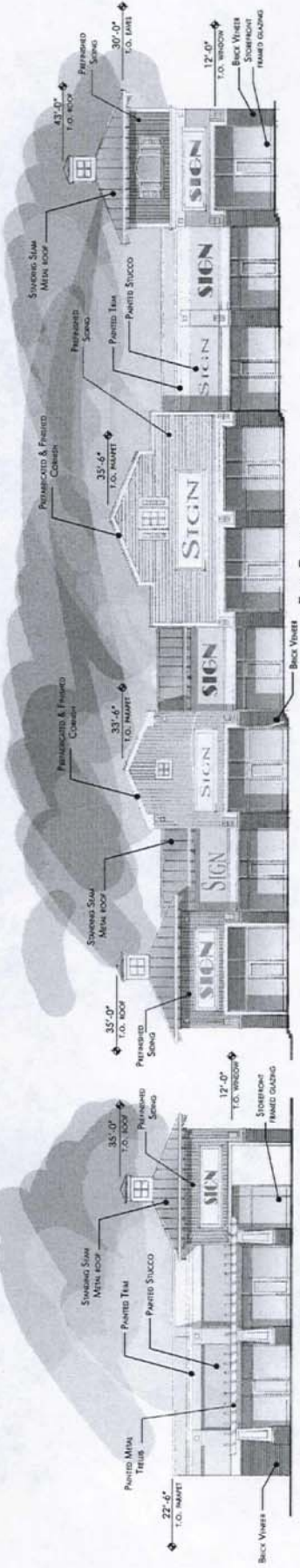
RECEIVED
JAN 29 2008



NORTH ELEVATION

NORTHEAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

SCALE: 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

CONCEPTUAL ELEVATION - SHOPS 1

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

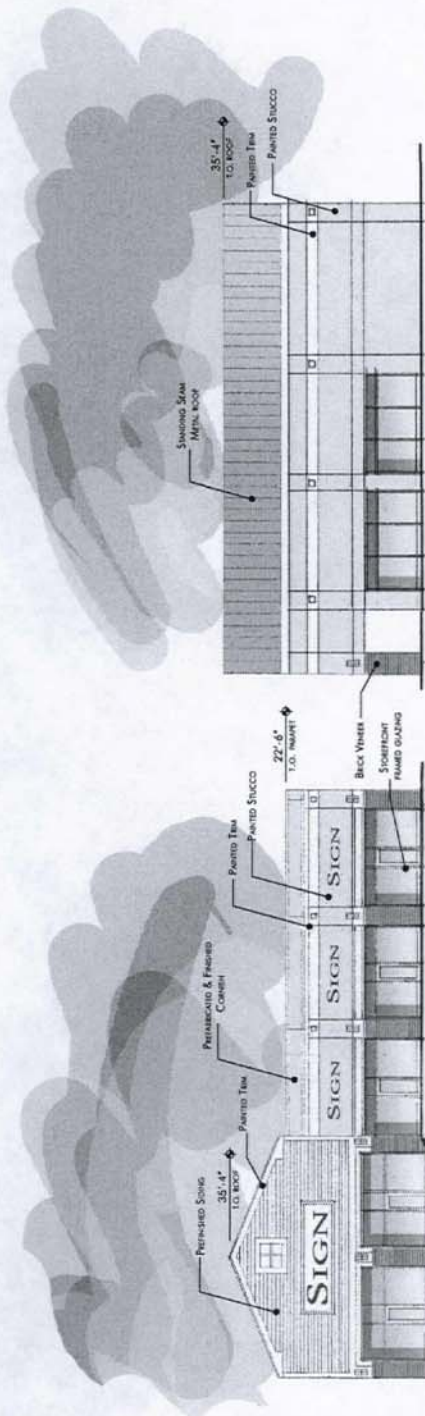
ZON-25758 SDR-25760
REVISED 02/14/08 PC

GREEN STREET
PROPERTIES

DECEIVED
JAN 2.9 2008

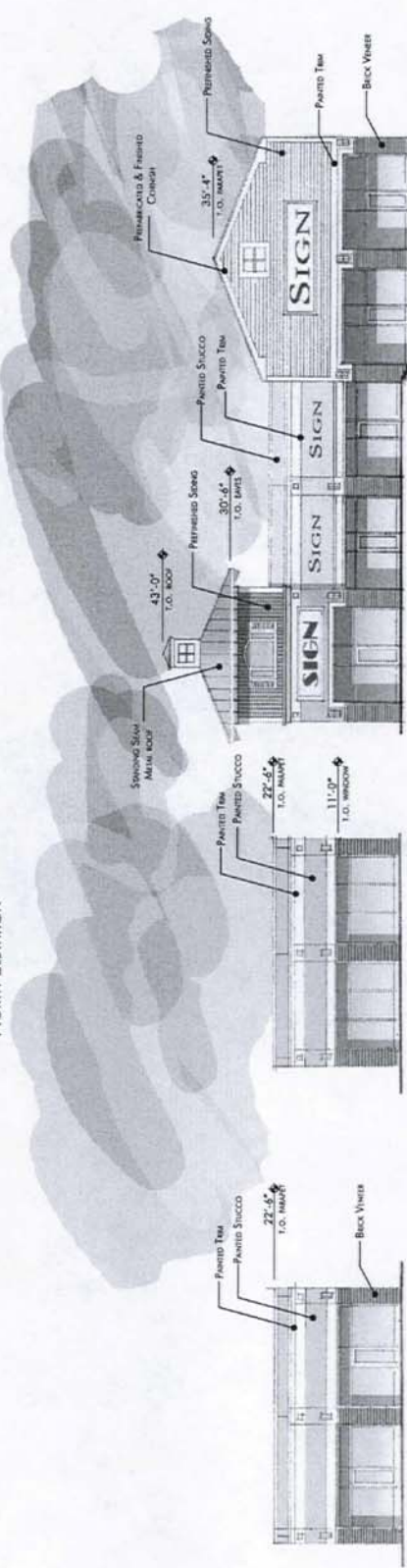
Perlmutter
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

© Copyright 2007, P.A. L.L.C. All Rights Reserved. A Perlmutter Design Group Company.
This project is the property of P.A. L.L.C. and is not to be reproduced or used in any form without the written permission of P.A. L.L.C. All rights reserved.



NORTH ELEVATION

EAST ELEVATION



NORTHWEST ELEVATION

SOUTHWEST ELEVATION

SOUTH ELEVATION

SCALE: 1" = 10'
0 10 20 40
PROJECT NO. 707047 JANUARY 22, 2008

CONCEPTUAL ELEVATION - SHOPS 2

PROVIDENCE SQUARE

LAS VEGAS, NEVADA

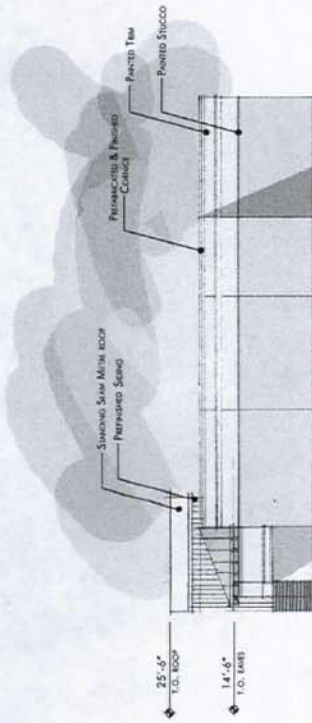
ZON-25758 SDR-25760
REVISED 02/14/08 PC

GREEN STREET
PROPERTIES

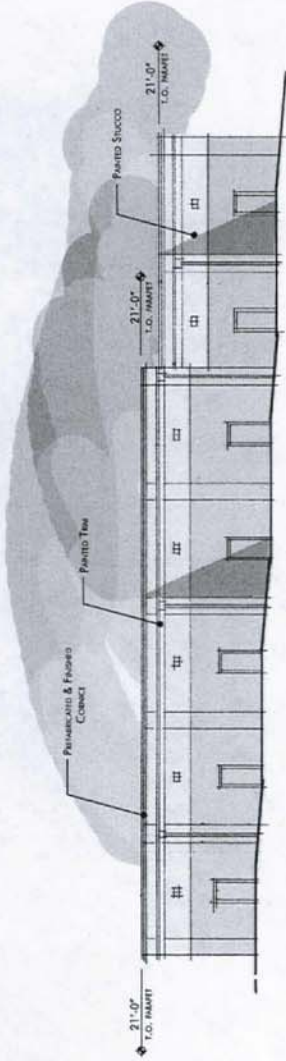
Perlmutter
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

RECEIVED
JAN 29 2008

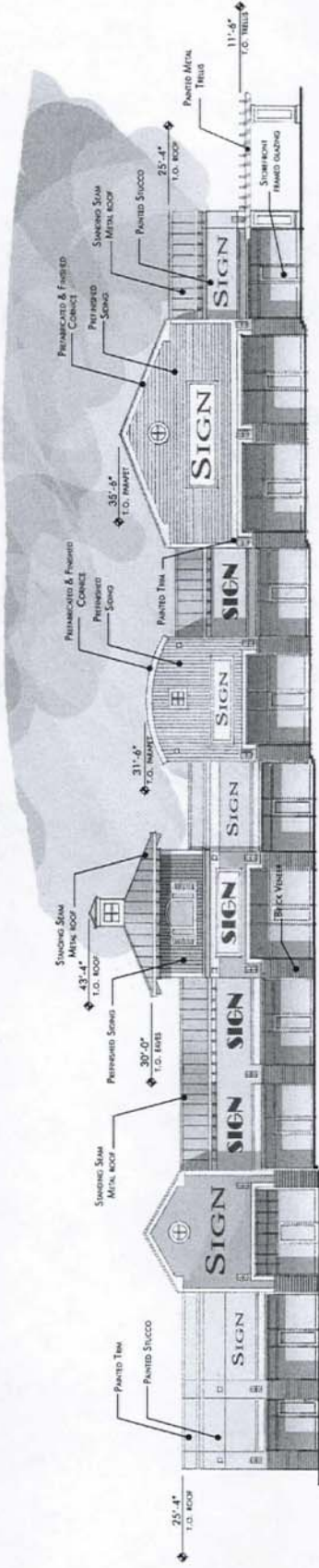
© Copyright 2007, PM, LLC. All Rights Reserved. This drawing is a conceptual drawing and is not to be used for construction. The Owner/Client agrees to hold the Architect/Designer harmless for any and all errors, omissions, and delays in the design process.



WEST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

CONCEPTUAL ELEVATION - SHOPS 3

PROVIDENCE SQUARE

LAS VEGAS, NEVADA

ZON-25758 SDR-25760
REVISED 02/14/08 PC



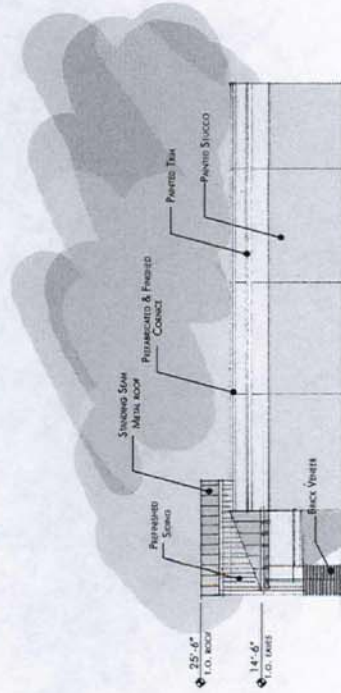
PROJECT NO. 707047 JANUARY 22, 2008

GREEN STREET
PROPERTIES

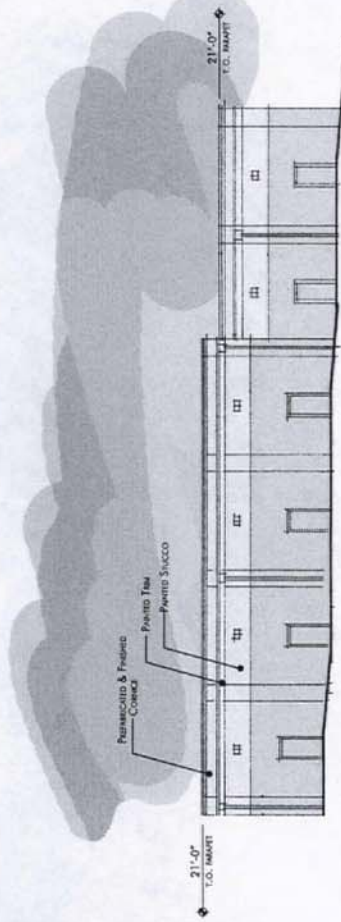
RECEIVED
JAN 29 2008

Perلمان
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

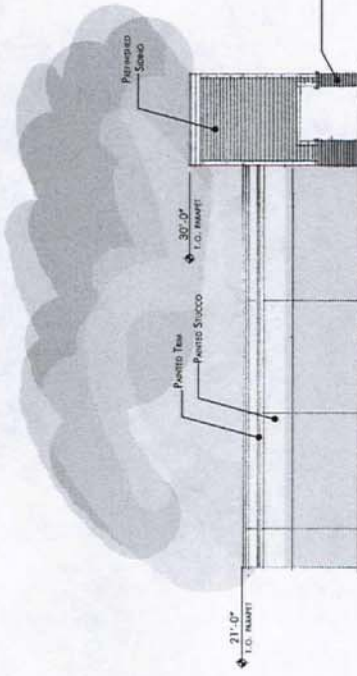
This drawing is conceptual in nature and is based on the information provided. The Consultant does not warrant the accuracy of the information provided. All colors, materials, dimensions and details are conceptual and subject to change.



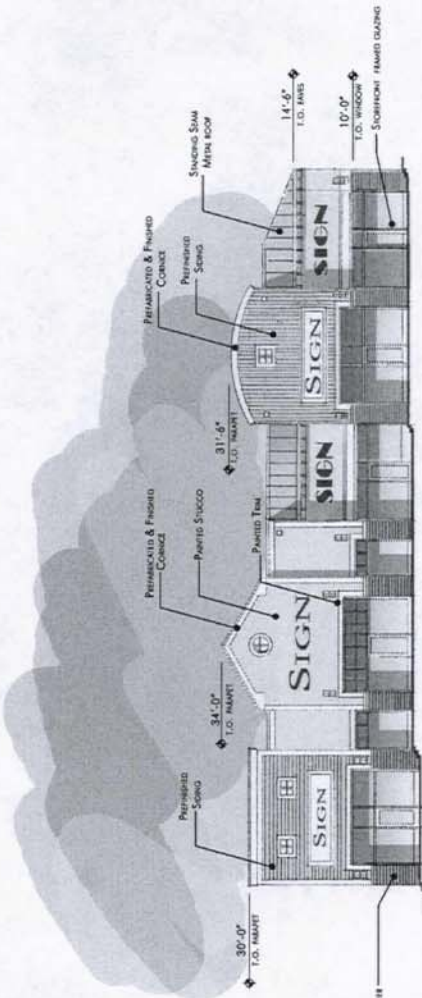
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE: 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

CONCEPTUAL ELEVATION - SHOPS 4

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

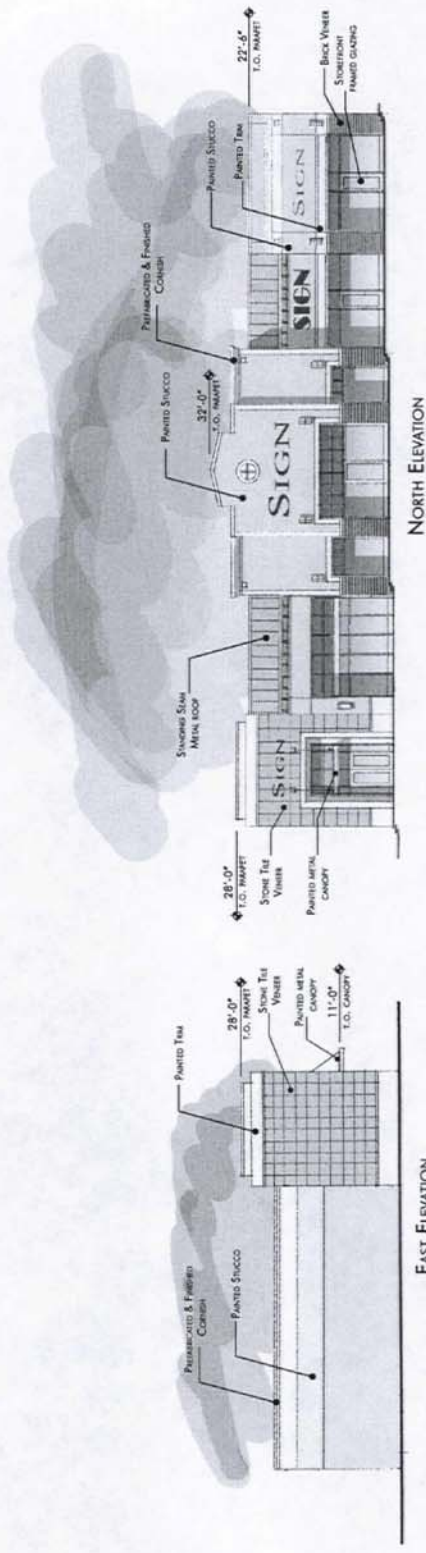
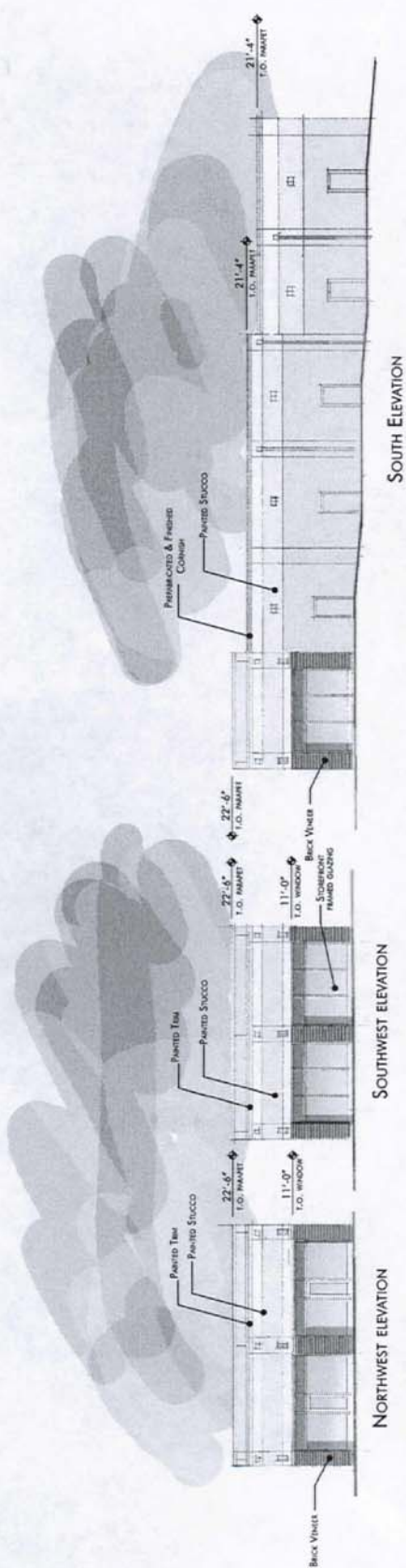
ZON-25758 SDR-25760
REVISED 02/14/08 PC

GREEN STREET
PROPERTIES

Perلمان
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

RECEIVED
JAN 29 2008

© Copyright 2007 J.A. La Vista, LLC. A Perleman Design Group Company. No drawing is to be used in any way without the written consent of the architect. The design is the property of the architect and shall remain the property of the architect. All rights reserved.



SCALE 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

CONCEPTUAL ELEVATION - SHOPS 5

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

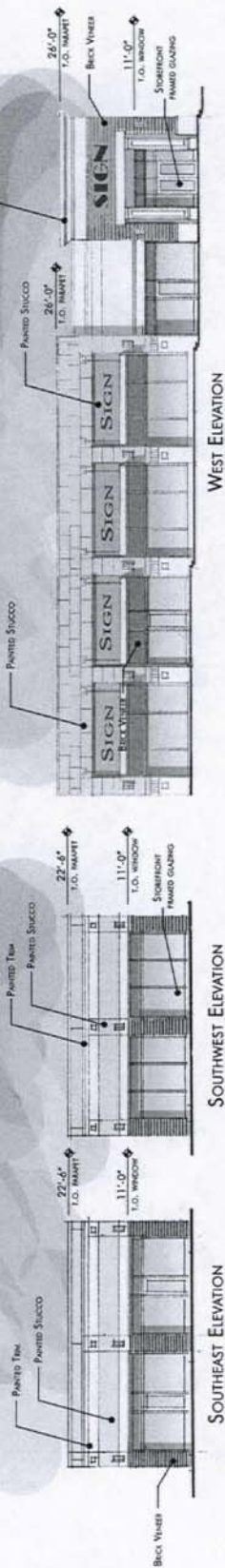
ZON-25758 SDR-25760
REVISED 02/14/08 PC

GREEN STREET
PROPERTIES

Perlmutter
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

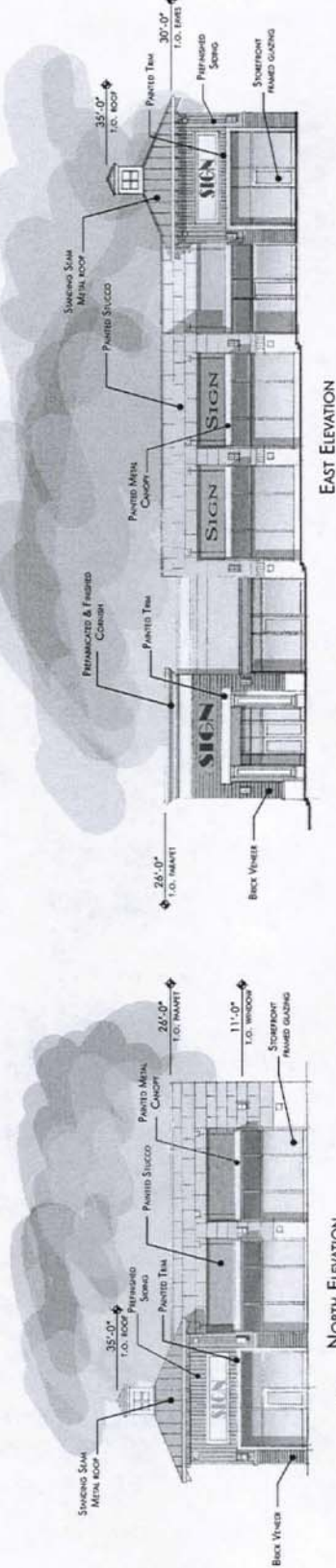
RECEIVED
JAN 29 2008

© Copyright 2007, PM Las Vegas, LLC. A Perlmutter Design Group Company
This drawing is a conceptual drawing and is not intended to be used for construction. The Council of American Surveyors has the right to make
any modifications without notice. All rights reserved. This drawing is a conceptual drawing and is not intended to be used for construction.



WEST ELEVATION

SOUTHWEST ELEVATION



EAST ELEVATION

NORTH ELEVATION

SCALE: 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

CONCEPTUAL ELEVATION - SHOPS 6

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

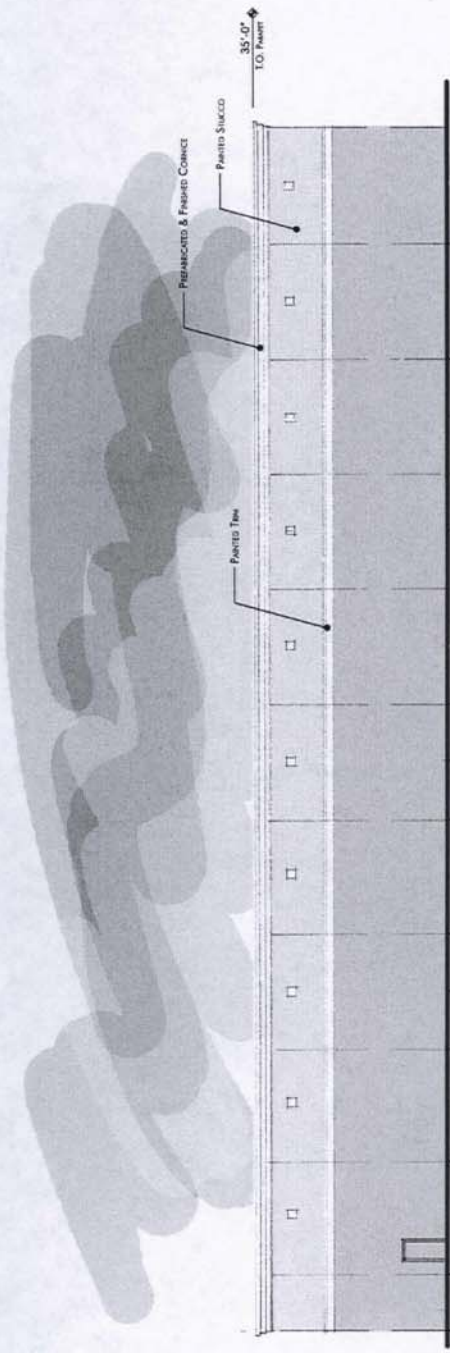
ZON-25758 SDR-25760
REVISED 02/14/08 PC

Perlmutter
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

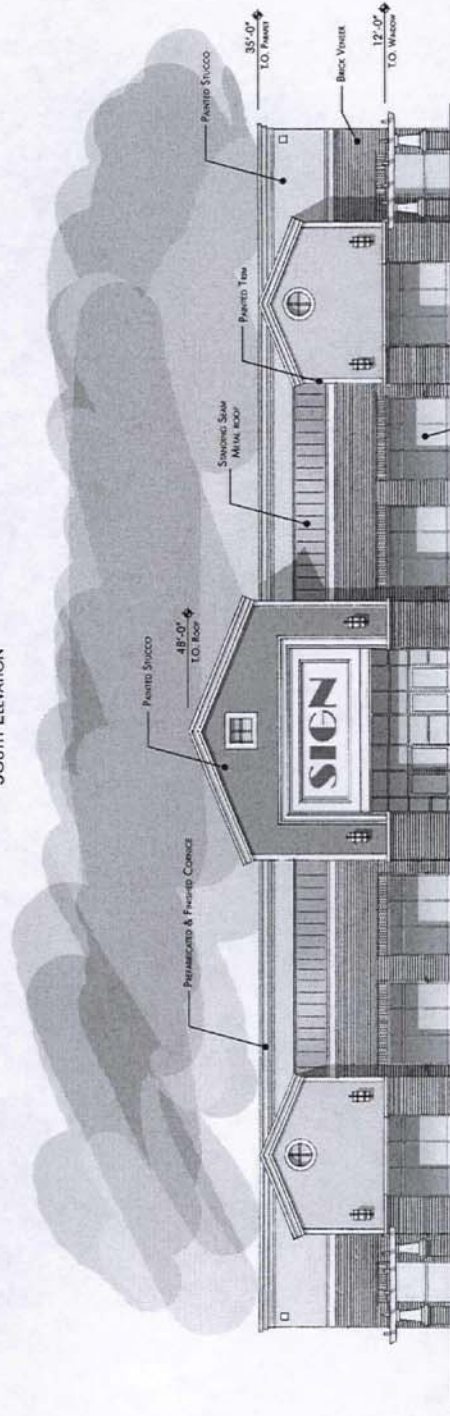
RECEIVED
JAN 29 2008

© Copyright 2007 by Las Vegas, LLC. All Rights Reserved. This drawing is the property of the architect and is not to be reproduced without written permission. The design is subject to change without notice.

GREEN STREET
PROPERTIES



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1" = 10'

0 10 20 40

PROJECT No. 707047 JANUARY 29, 2008

CONCEPTUAL ELEVATION - FITNESS CLUB

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

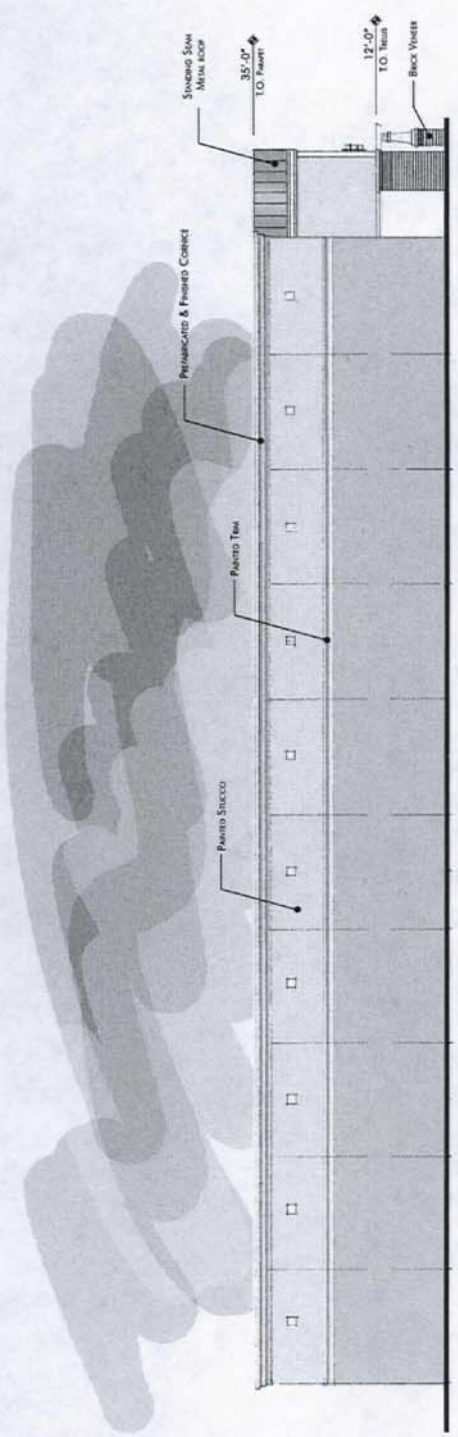
ZON-25758 SDR-25760
REVISED 02/14/08 PC

Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

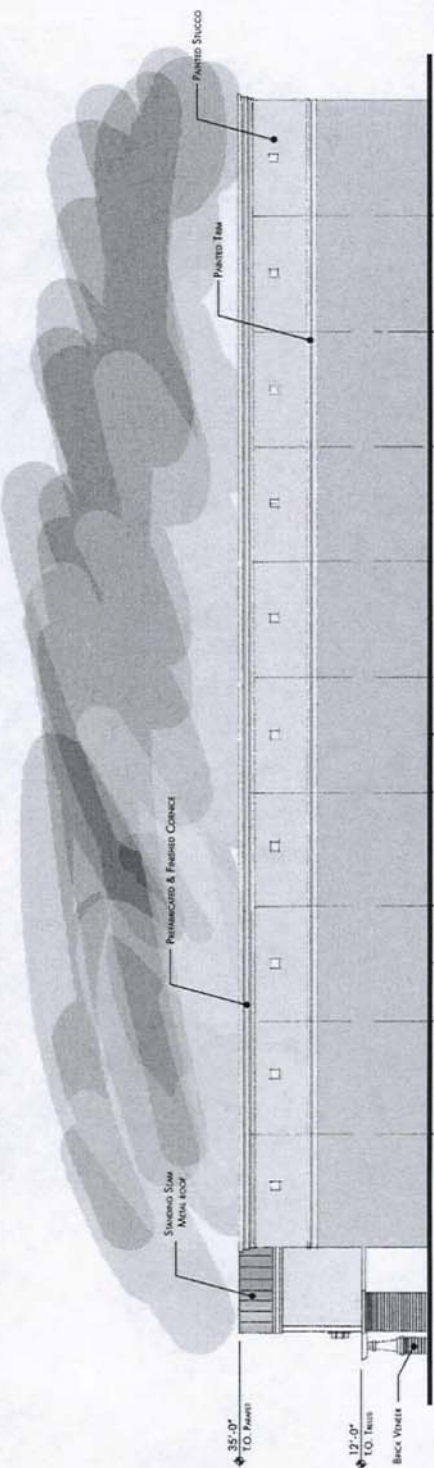
RECEIVED
JAN 29 2008

© Copyright 2008, P.J. & Associates, LLC. All Rights Reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from P.J. & Associates, LLC. All other rights reserved.

GREEN STREET
PROPERTIES



EAST ELEVATION



WEST ELEVATION

SCALE 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 29, 2008

CONCEPTUAL ELEVATION - FITNESS CLUB

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

ZON-25758 SDR-25760
REVISED 02/14/08 PC

RECEIVED
JAN 29 2008

Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

© Copyright 2008, P.A. L.A. Urban, LLC. A Perlman Design Group Company
This drawing is a conceptual elevation and is not to be used for construction. The Owner/Client has approved the design and is not responsible for any errors or omissions. All design and construction details are subject to change.

GREEN STREET
PROPERTIES

SDR 25760				
SW Desert Equities, LLC				
SEC of Hualapai Way & Deer Springs Way				
Proposed 200.3 thousand square foot retail development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	200.3	42.94	8,601
AM Peak Hour			1.03	206
PM Peak Hour			3.75	751
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: counts unavailable for Hualapai Way and Conquistador St.:				
Deer Springs Way				
Average Daily Traffic (ADT)	2,286			
PM Peak Hour	183			
<i>(heaviest 60 minutes)</i>				
Grand Canyon Rd.				
Average Daily Traffic (ADT)	1,495			
PM Peak Hour	120			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Deer Springs Way	16,200			
Grand Canyon Rd.	16,200			
This project will add approximately 8,601 trips per day on Deer Springs Way and Grand Canyon Dr. This will increase expected volumes by about 376 percent on Deer Springs and by about 575 percent on Grand Canyon. Deer Springs is at about 14 percent of capacity and Grand Canyon is at about 9 percent of capacity. Count data was unavailable for Hualapai Way and Conquistador St., but both are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 751 additional cars into the area; which works out to about 13 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				