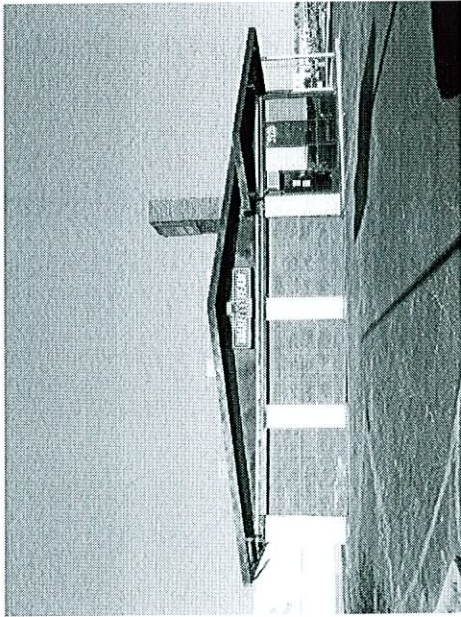
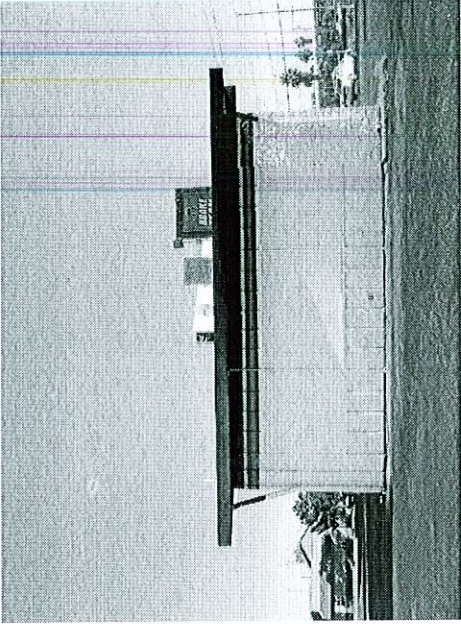


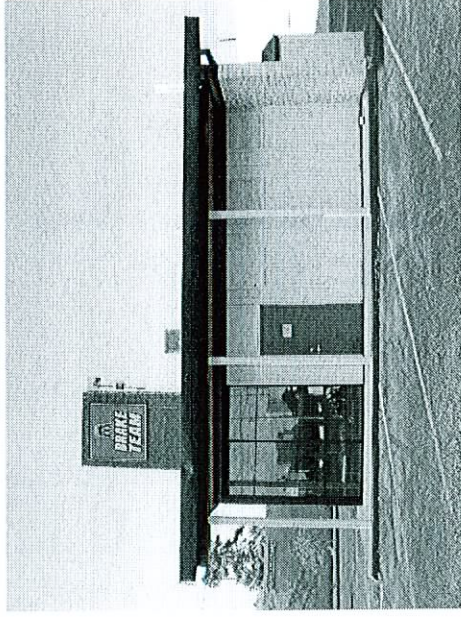




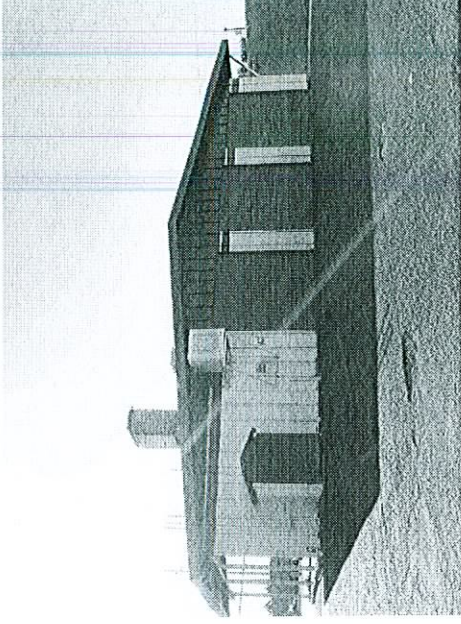
SOUTHWEST ELEVATION N.T.S.



NORTHWEST ELEVATION N.T.S.



SOUTHEAST ELEVATION N.T.S.



NORTHEAST ELEVATION N.T.S.

P's Auto Sales
Design Review
3920 West Sahara Avenue
Las Vegas, Nevada 89102

BUILDING
ELEVATIONS

A200

SDR-32549

01/22/09 PC

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SDR 32549				
P's Auto Sales				
3920 W. Sahara Ave.				
Proposed 1.68 thousand square foot vehicle sales development.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	1.68	6.97	12
AM Peak Hour			0.92	2
PM Peak Hour			0.98	2
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	1.68	33.34	56
AM Peak Hour			2.05	3
PM Peak Hour			2.64	4
(heaviest 60 minutes)				
Net Increase	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	0		44
AM Peak Hour				1
PM Peak Hour				2
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for Las Verdes St.				
Sahara Ave.				
Average Daily Traffic (ADT)	61,396			
PM Peak Hour	4,912			
(heaviest 60 minutes)				
Valley View Blvd.				
Average Daily Traffic (ADT)	31,325			
PM Peak Hour	2,506			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Sahara Ave.	51800			
Valley View Blvd.	34500			
This project will add approximately 44 trips per day on Sahara Ave. and Valley View Blvd. This will increase expected volumes by less than 1 percent on both of these streets. Currently Sahara is over capacity and Valley View is at about 91 percent of capacity. Count data was unavailable for Las Verdes St. adjacent to this site. However, it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about 1 every 30 minutes				
Note that this report assumes all traffic from this development uses all named streets.				