

SDR 73908

Josh Einhorn

808 S 6th Street

Proposed 29,413 thousand square foot mixed-use development.

First Use

Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	1.389	37.75	52
AM Peak Hour			0.94	1
PM Peak Hour			3.81	5

Second Use

Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DWELL]	27	5.44	147
AM Peak Hour			0.36	10
PM Peak Hour			0.44	12

Total Use

Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	29.413	37.75	199
AM Peak Hour			0.94	11
PM Peak Hour			3.81	17

Existing traffic on nearby streets:**6th Street**

Average Daily Traffic (ADT)	1,322
PM Peak Hour (heaviest 60 minutes)	106

Gass Avenue

Average Daily Traffic (ADT)	3,043
PM Peak Hour (heaviest 60 minutes)	243

Las Vegas Boulevard

Average Daily Traffic (ADT)	27,792
PM Peak Hour (heaviest 60 minutes)	2,223

Garces Avenue

Average Daily Traffic (ADT)	1,834
PM Peak Hour (heaviest 60 minutes)	147

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity	
6th Street	12,480
Gass Avenue	12,480
Las Vegas Boulevard	33,800
Garces Avenue	12,480

Submitted after Final Agenda

Item #130

This project will add approximately 199 trips per day on 6th St., Gass Ave., Las Vegas Blvd. and Garces Ave. Currently, 6th is at about 11 percent of capacity, Gass is at about 24 percent of capacity, Las Vegas is at about 82 percent of capacity and Garces is at about 15 percent of capacity. With this project, 6th is expected to be at about 12 percent of capacity, Gass to be at about 26 percent of capacity, Las Vegas to be at about 83 percent of capacity and Garces to be at about 16 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 17 additional cars, or about two every seven minutes.

Note that this report assumes all traffic from this development uses all named streets.

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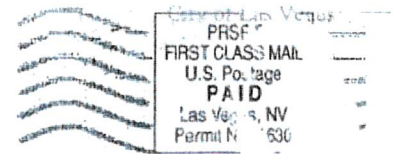
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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SDR-73908 [PRJ-73729]

Planning Commission Meeting of 8/14/2018

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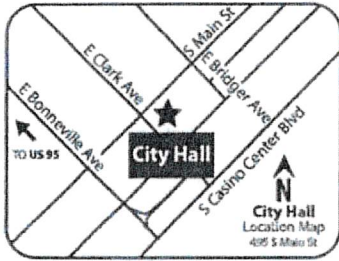
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Planning Commission Meeting of **8/14/2018**

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Case: SDR-73908
16203501006
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Item 130A