

1200, 1212 & 1224 W Lake Mead Boulevard

Proposed 2.4 thousand square foot retail/office uses replacing 2 single family dwelling units.

Traffic produced by proposed development:

First Existing Use - to Remain	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.092	37.75	41
AM Peak Hour			0.94	1
PM Peak Hour			3.81	4

Second Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	2	9.44	19
AM Peak Hour			0.74	1
PM Peak Hour			0.99	2

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	2.400	37.75	91
AM Peak Hour			0.94	2
PM Peak Hour			3.81	9

Total Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			60
AM Peak Hour				2
PM Peak Hour				6

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	3.092		132
AM Peak Hour				3
PM Peak Hour				13

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	4.400		72
AM Peak Hour				1
PM Peak Hour				7

Existing traffic on all nearby streets:

Lake Mead Boulevard

Average Daily Traffic (ADT)	28,991
PM Peak Hour	2,319
<i>(heaviest 60 minutes)</i>	

Martin L. King Boulevard

Average Daily Traffic (ADT)	47,527
PM Peak Hour	3,802
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Lake Mead Boulevard	62,895
Martin L. King Boulevard	62,895

This project will add approximately 72 trips per day on Lake Mead Blvd., Concord St. and Martin L. King Blvd. Currently, Lake Mead is at about 46 percent of capacity and Martin L. King is at about 76 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Concord, but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 7 vehicles in the peak hour, or about one every eight minutes.

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