

22-0423-SDR1**NB Cubed****3441 W Sahara Avenue**

Proposed addition of 3.6 thousand square feet of fast food restaurant and a smog check station to an existing 27.624 thousand square foot shopping center.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	27.624	37.75	1,042
AM Peak Hour			0.94	26
PM Peak Hour			3.81	105

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FST-FOOD NO INDOOR SEATING [1000 SF]	3.600	459.20	1,653
AM Peak Hour			33.76	121
PM Peak Hour			42.65	153

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	QUICK LUBE SHOP [SERVICING POSITIONS]	1	69.57	69
AM Peak Hour			5.80	6
PM Peak Hour			8.70	9

Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL NEW USE			1,722
AM Peak Hour				127
PM Peak Hour				162

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			2,764
AM Peak Hour				153
PM Peak Hour				267

Existing traffic on all nearby streets:

Sahara Avenue

Average Daily Traffic (ADT)	52,681
PM Peak Hour	4,215
<i>(heaviest 60 minutes)</i>	

Valley View Boulevard

Average Daily Traffic (ADT)	31,459
PM Peak Hour	2,517
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sahara Avenue	62,895
Valley View Boulevard	43,409

This project will add approximately 1,722 trips per day on Sahara Ave., Tamrich Dr. and Valley View Blvd. Currently, Sahara is at about 84 percent of capacity and Valley View is at about 72 percent of capacity. With this project, Sahara is expected to be at about 86 percent of capacity and Valley View to be at about 76 percent of capacity. Counts are not available for Tamrich, but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 162 vehicles in the peak hour, or about three every minute.

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