

Issue #7



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PRIVATE
CivilWorksInc¹

PUBLIC

ENVIRONMENTAL

SERVICES: Traffic Impact Studies

A traffic impact analysis is a specialized study which addresses the effects that a particular development's traffic will have on the surrounding transportation network. Increasing traffic congestion can cause a multitude of problems.

Traffic impact studies should be an essential part of the development review process to assist de-

velopers and public agencies in making land use decisions. Ultimately, these studies can be used to help evaluate if the scale of the development is appropriate for a particular site and what improvements may be necessary, on and off the site, to provide safe and efficient access and traffic flow.

A Traffic Impact Study will vary

in range and complexity depending on the type and size of the proposed development.

CivilWorksInc works closely with clients in the initial stages of a proposed development to identify any issues and create a solution for them.

SPOTLIGHT: Chris Yergensen With Panorama Towers



Long before either tower went up, there were 2 people whose dream it was to build them: Lawrence Hallier and Chris Yergensen.

Lawrence Hallier was a client at the law firm where Chris Yergensen was an attorney. When Mr. Hallier sold his media company, he needed someone to run his real estate development business. Enter Chris. It seems this was exactly

No doubt you've seen both a Business degree from the University of Utah and a Masters degree in Corporate Law from New York University in New York City.

Chris and Lawrence built the west side of Panorama Group, starting in 2002, Dean Martin Drive, between the Tropicana and Flamingo and Flamingo exits, along I-15.

what he wanted to do after earning both a Business degree from the University of Utah and a Masters degree in Corporate Law from New York University in New York City.

Chris and Lawrence built the west side of Panorama Group, starting in 2002, Dean Martin Drive, between the Tropicana and Flamingo exits, along I-15.

After completing his education, Chris and his wife moved to Las Vegas in 1996, where he accepted a position at a local law firm.

Now Chris is close to wrapping up the first 2 Panorama Towers. With construction nearly complete, the 2 buildings are almost ready to sell to another buyer. There are 2 more towers to be built, however. The third tower is about 10 floors

along with 30 more to go. It will house 390 units, 70 more than the first 2 towers. The fourth tower is in the planning stages.

Chris met CivilWorksInc Principal Engineer, Brandon A. Potts, P.E. about 3 years ago, when their sons first started playing baseball together. Chris and Brandon have forged both a social and professional friendship. Chris has used Brandon as a "sounding board", as the towers have progressed. Brandon's expertise is so respected that Chris is currently inviting CivilWorksInc to submit proposals for future projects.



Panorama Towers
@ Dean Martin Dr.

SPECIFICALLY SPEAKING...

Traffic Impact Studies are needed to:

- Forecast traffic impacts created by new development based on accepted practices—not perception.
- Determine improvements needed to accommodate new

development

- Assist communities in land use decisions and road agencies in the driveway permit process.

- More efficiently allocate limited funds.
- Meet federal requirements for managing congestion.

- Relate land use decisions with traffic conditions, evaluate the number and location of access points, and evaluate alternatives.

- Identify problems that could affect a developer's decision on pursuing a proposed project.