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August 7, 2024

Henry Schlierkamp, P.E.
GCW Engineering
1555 South Rainbow Boulevard
Las Vegas, NV 89146

RE: Legal Aid Center, 24-0324-SDR1 & VAC1, TIA76243

Dear Mr. Schlierkamp:

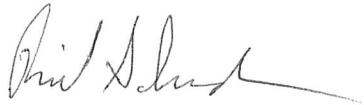
The Traffic Engineering Division has reviewed the traffic study for the expansion of the Legal Aid Center on the northwest corner of Charleston Boulevard and Gass Avenue. This project will add 38,180 square feet of office space and a 124 stall parking garage to an existing office. This project also proposes to vacate 8th Street between Charleston Boulevard and Gass Avenue. The study is accepted, with the following conditions:

1. This study assumes that the vacation of 8th Street between Charleston Boulevard and Gass Avenue is approved by City Council. If this vacation is not approved, this letter is no longer valid.
2. The study shows that the vacation of 8th Street between Charleston Boulevard and Gass Avenue will not have significant adverse impacts on the street network in the vicinity of the vacation.
3. Additional rights-of-way in accordance with Clark County Area Standard Drawings #201.1, 234.1 or 234.4 are not required at this time.
4. Vehicular access will be provided by one driveway on Gass Avenue, opposite 8th Street. All movements will be permitted at this time. Any movements may be restricted in the future as determined by the City Traffic Engineer.
5. The developer is required to perpetuate the current pedestrian and bicycle access between Charleston Boulevard & Gass Avenue. The site plan submitted with this study satisfies this condition.
6. The developer is required to modify the traffic signal at Charleston Boulevard and 8th Street to accommodate the removal of vehicular traffic from the north leg to the satisfaction of the City Traffic Engineer.
7. The developer is required to install yield markings and pedestrian crossing signs on Gass Avenue for the crosswalk at 9th Street.

8. The study indicates that the desired left turn storage on Charleston westbound at 8th Street and both eastbound and westbound at Gass Avenue exceeds the existing storage when using standard left turn storage calculations. However, the desired left turn storage as calculated by the signal modeling software is adequate at all locations. The principal reason that the software shows adequate storage is that all three of these left turns operate permissively, while the standard calculation implicitly assumes protected left turns. As these movements are anticipated to remain permissive, no mitigation is required for this storage.
9. Coordinate with the upcoming Charleston Storm Drain project. Contact Nicole Melton, P.E. (nmelton@lasvegasnevada.gov) at (702) 229-6691.

This acceptance does not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study may be required if the development of the site occurs in a manner not in keeping with the land use assumptions contained in the report. Please contact me at 229-2452 if you have any questions.

Sincerely,



Rick Schroder, P.E.
Transportation Planning

RES

cc: Joseph Norby, P.E.
Sean Robinson, P.E.
Keith Letus, P.E.
Bart Anderson, P.E.
Lucien Paet, P.E.
Nicole Melton, P.E.
Joshua Edelman, EIT
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