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January 8, 2024

Phillip D. Wakefield, P.E.
Blue Diamond Civil Engineering
9816 Gilespe Street, Suite #120
Las Vegas, NV 89183

RE: Pedestrian Connectivity Study for Rosa 2, 24-0374-TMP1, TIA76250

Dear Mr. Wakefield:

The Transportation Engineering Division of the City of Las Vegas has reviewed the pedestrian connectivity study for the Rosa 2 residential development, to be located on the southeast corner of Coran Lane and Rancho Drive. This development consists of 102 single family attached dwelling units. The study is accepted, with the following conditions:

1. Vehicular access to the site will be provided by one gated driveway on Coran Lane, located roughly 200 feet east of Rancho Drive. This driveway will be permitted all movements at this time. Any movements may be restricted in the future as determined by the City Traffic Engineer.
2. The site plan shows a minimum of 35' from the flow line on Coran Lane to the call box. This is acceptable if separate lanes are provided for visitors and residents.
3. In addition to the vehicular access, pedestrian access will be provided by pedestrian access to Allen Lane near the south side of the site (through the adjacent property) and to Rancho Drive at two locations.
4. Coordinate improvements on Coran Lane and Rancho Drive with the City of Las Vegas City Wide Pedestrian Safety Improvements Phase 1. Contact Keith Letus at (702) 229-2165 or kletus@lasvegasnevada.gov.
5. Rancho Drive is a Nevada Department of Transportation (NDOT) facility in this vicinity. Comply with NDOT requirements for all work in State rights-of-way.
6. Coran Lane opposite this site is City of North Las Vegas right-of-way. Comply with North Las Vegas requirements for any work in North Las Vegas rights-of-way.

This study was submitted to the City of North Las Vegas for review and was accepted without comments.

This study was also reviewed by Martin Strganac, NDOT District 1 Engineer, with the following conditions in a letter dated 12/24/2024:

1. The project proposes no new access locations on Rancho Drive. The development's proposed access location is outside department right-of-way on Coran Lane.
2. The project shall construct an exclusive northbound right-turn lane along Rancho Drive to eastbound Coran Lane. The minimum storage length shall be 100 feet and conform to Clark County Area Uniform Standard Drawing No. 245.
3. The project shall remove all existing curb cuts and construct streetlighting, sidewalk, curb, and gutter in compliance with ADA and PROWAG standards along the property's entire frontage on Rancho Drive. These improvements shall be compatible with the City of Las Vegas' Rancho Drive Complete Street Project.
4. An Encroachment Permit from NDOT will be required for any work performed within State right-of-way. Review during the Encroachment Permit process may result in further modification to the proposed improvements, or denial.

5. This approval is valid for twelve (12) months from the date of this letter. Encroachment permits associated with this approval shall be submitted by this date, any submittals associated with this approval submitted after this date shall require an update to this study. Any changes in use, traffic patterns or trip generation shall require an update to this study.

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.
Lucien Paet, P.E.
Cesar A. Lopez, EI
Joshua Edelman, EI
Angela Parsons, NDOT
Curt Kroeker, P.E., CNLV
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