



JOE LOMBARDO, Governor

STATE OF NEVADA  
**DEPARTMENT OF TRANSPORTATION**  
123 E. Washington Avenue  
P.O. Box 170  
Las Vegas, NV 89125  
Phone: 702-385-6500~Fax: 702-385-6511

TRACY LARKIN THOMASON, P.E., Director

12/24/2024

**In Reply Refer to:**  
TS: CLV034-24

Mr. Rick Schroder P.E.  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

Subject: Traffic Impact Study  
ROSA 2 – Residential Subdivision  
Rancho Drive (SR 599) and Coran Lane  
Prepared by Blue Diamond Civil Engineering

Dear Mr. Schroder,

The Nevada Department of Transportation has reviewed the above referenced Traffic Study and the study is approved subject to the following conditions:

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 with 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.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

DocuSigned by:

*Martin Strganac*

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Martin Strganac, P.E.  
District I Engineer

cc-via email: Samuel Ahiamadi, NDOT  
Jeff Bickett, NDOT  
Tim Reesman, NLV  
Philip Wakefield, Blue Diamond  
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