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July 30, 2025

Demetrius Karanikolas, PE, PTOE  
Lochsa Engineering  
6345 S Jones Boulevard, Suite 100  
Las Vegas, NV 89118

**RE: Traffic Impact Analysis for Craig/Jones Chipotle at the northeast corner of Landon Ridge Avenue & Rancho Drive, 23-0503-SDR, TIA76265**

Dear Mr. Egerton:

The Traffic Engineering Division of the City of Las Vegas has reviewed the traffic impact analysis dated March 6, 2025, for Craig/Jones Chipotle, located at the northeast corner of Landon Ridge Avenue and Rancho Drive. This development is a 2,325 sq. ft. fast food restaurant with a drive-through. The study is accepted, with the following conditions:

1. This project is to be served by the existing shared driveways of the commercial subdivision (both current and past commercial subdivisions) bounded by Craig Road to the north, Jones Boulevard to the east, and Rancho Drive to the southwest. The existing shared driveways include the two right-in/right-out only driveways on Rancho Drive, the two left-in/right-out only driveways on Craig Road, the one right-in/right-out only driveway on Craig Road, and the one right-in/right-out driveway on Jones Boulevard. Any movements from any driveway may be removed at the discretion of the City Traffic Engineer.
2. This project shall maintain cross access with the parcels bounded by Craig Road to the north, Jones Boulevard to the east, and Rancho Drive to the southwest, per the Notes on the current and prior recorded Final Maps.
3. Queues shall not extend into the public right-of-way or into Landon Ridge Avenue as a result of the drive-through operations on this site, as required by condition #15 of 23-0503-SDR.
4. The analysis shows that the intersection of Craig Road and Jones Boulevard operates at an unacceptable level-of-service in the afternoon peak hour in all scenarios. As this is an existing condition, no mitigation is required at this time.

5. The analysis indicates that the required eastbound left turn storage at the intersection of Craig Road and Jones Boulevard is 300 feet; however, the existing storage is 200 feet and will be extended to 250 feet by the Craig/Jones Kiddie Academy development. The City does not consider adjusting utility manholes to finished grade an acceptable reason to not address this deficiency. However, given that Craig Road is NDOT and NDOT has approved a Traffic Study Waiver Request, no mitigation will be required at this time.
6. The analysis indicates that the desired westbound left turn storage at the intersection of Craig Road and Jones Boulevard is 225 feet; however, the existing storage is 150 feet. As this project does not add any trips to this movement, no mitigation is required at this time.
7. The analysis indicates that the required westbound left turn storage at the intersection of Craig Road and Jones Boulevard is 225 feet; however, the existing storage is only 150 feet. As this project does not add any trips to this movement, no mitigation is required at this time.
8. Comply with NDOT requirements for any work in State rights-of-way including Rancho Drive and Craig Road.

This study was also reviewed by Martin Strganac, NDOT District 1 Engineer, with the following conditions in a letter dated June 6, 2025:

1. *The project proposes to use existing right-in/right-out only driveway along northbound Rancho Drive at Landon Ridge Avenue for the primary access.*
2. *The project shall maintain cross access with the parcels to the south and east of Rancho Drive and Craig Road intersection to provide secondary access to the larger development's driveways along Craig Road and Rancho Drive (APN # 138-02-715-002, 138-02-715-010 and 138-02-715-014).*
3. *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. This approval letter shall accompany any permit submittals for this project.*
4. *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 request. Any changes in use, traffic patterns or trip generation shall require an update to this request.*

This acceptance does not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this update 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 [kletus@LasVegasNevada.gov](mailto:kletus@LasVegasNevada.gov) and Cesar A. Lopez at [calopez@LasVegasNevada.gov](mailto:calopez@LasVegasNevada.gov) if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Keith Letus".

Keith Letus, PE  
Engineering Project Manager  
Transportation Engineering Division

cc: Joseph Norby, PE  
Sean Robinson, PE  
Lucien Paet, PE  
Cesar A. Lopez, EIT  
Joshua Edelman, EIT  
Martin Strganac, PE (NDOT)  
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