



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District 1
P. O. Box 170
Las Vegas, NV 89125

JOE LOMBARDO
Governor

TRACY LARKIN THOMASON, P.E. Director

In Reply Refer to:

06/04/2025

TS: CLV011-25

Mr. Demetrius Karanikolas, P.E, P.T.O.E
Lochsa Engineering
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Subject: Traffic Study Waiver Request
Chipotle
Rancho Drive (SR 599) and Craig Road (SR 573)
Prepared by Lochsa Engineering

Dear Mr. Karanikolas,

The Nevada Department of Transportation has reviewed the above referenced Traffic Study Waiver Request. The waiver request is approved, subject to the following conditions:

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.

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

Sincerely,

DocuSigned by:
Martin Strganac
A7D8F4156A01455...
Martin Strganac, P.E.
District I Engineer

dp/hh

cc: Keith Letus, CLV
Cesar Lopez, CLV