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August 7, 2025

Ted Egerton, P.E.
Lochsa Engineering
6345 S Jones Boulevard
Las Vegas, NV 89118

RE: Gated Queuing Analysis for Parker Apartments, 50 North 21st Street, 25-0209-SDR1, TIA76272

Dear Mr. Egerton:

The Traffic Engineering Division has reviewed the gated queuing analysis dated May 25, 2025, for an existing 214 unit apartment complex located at 50 North 21st Street, on the east side of 21st Street approximately 300 feet north of Fremont Street. The analysis is accepted with the following conditions:

1. Residents of the apartment complex shall be provided “clickers” for the gate. Therefore, only visitors shall have the need to utilize the call box.
2. No queues shall be permitted to extend into the public right-of-way.

These conditions of approval do not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study is 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 and Cesar A. Lopez at calopez@LasVegasNevada.gov if you have any questions.

Sincerely,

Keith Letus, P.E.
Engineering Project Manager
Transportation Engineering Division

cc: Joseph Norby, P.E.
Sean Robinson, P.E.
Lucien Paet, P.E.
Cesar A. Lopez, EIT
Joshua Edelman, EIT
file