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DEPARTMENT OF
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February 27, 2003

Kenneth W. Ackeret, P.E.
Kimley-Horn and Associates, Inc.
Suite S-210
1050 East Flamingo Road
Las Vegas, NV 89119

RE: Traffic Impact Study for the Buffalo/Grand Teton High School

Dear Mr. Ackeret:

The Traffic Engineering Division has reviewed the traffic impact study for the Buffalo/Grand Teton High School, to be located on the southeast corner of Grand Teton Drive and Buffalo Drive. This project is a 2,700 student public elementary school. The study has been approved, with the following conditions:

1. The developer shall contribute \$78,300.00 towards area traffic mitigation, as follows:

Grand Teton/Durango:	8.86% of \$200,000	\$17,720.00
Farm/Durango	1.80% of \$200,000	\$3,580.00
Grand Teton/Buffalo	8.40% of \$200,000	\$16,800.00
Farm/Buffalo	13.73% of \$200,000	\$27,460.00
Elkhorn/Buffalo	6.37% of \$200,000	\$12,740.00
2. This site is proposed to be served by two driveways on Buffalo Drive and four driveways on Whispering Sands. All movements are permitted at this time at all access points on Whispering Sands Drive and the southern driveway on Buffalo Drive. The northern driveway on Buffalo Drive will be restricted to right turns in and out only by a median to be constructed by this project. Any movements may be restricted in the future if it is determined by the City Traffic Engineer that they are unsafe.
3. School flashers will be required on Buffalo Drive approaching Grand Teton Drive and Whispering Sands Drive. Contact Victor Bolanos at 229-6901 for additional information.
4. Additional rights-of-way in accordance with Clark County Standard Drawing Number 201.1 for dual left turn lanes and an exclusive right turn lane is required on Buffalo Drive at this time. Construction of improvements on this right-of-way is required at this time.



5. Additional rights-of-way in accordance with Clark County Standard Drawing Numbers 234.1 on Grand Teton Drive east of Buffalo Drive is required at this time. Construction of improvements on this right-of-way is required at this time. Right-of-way or easements in accordance with Clark County Standard Drawing #234.2 is required if requested by the Regional Transportation Commission.
6. Grand Teton Drive and Buffalo Drive shall be posted adjacent to the site to prohibit parking as appropriate. Signage shall be incorporated into the offsite improvement plans.

These conditions of approval do not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An update 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 229-2452 if you have any questions.

Sincerely,



Rick Schroder, P.E.
Transportation Planning

RES

cc: O. C. White, P.E.
Wayne Dowdey, P.E.
Qiong Liu, P.E.
Bart Anderson, P.E.
Victor Bolanos
Denise Lemoine, P.E., CCDSD
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