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March 28, 2024

Angela Parsons

Nevada Department of Transportation, District 1

123 E. Washington Street

P.O. Box 170

Las Vegas, NV 89125

RE:Advent United Methodist Mixed Use, TIA76228, 23-0499-SDR1

Dear Ms. Parsons:

The Transportation Engineering Division has reviewed the traffic study for a proposed mixed-use project on the southeast corner of Jay Street and Rancho Drive. The site currently contains an active church sue, which is expected to continue. This project will add 51 multi-family dwelling units, a 2,450 square foot day care facility and a 1,200 square foot medical clinic. This parcel is currently served by three driveways: one on Rancho Drive and two on Jay Street. This project proposes to remove the western driveway on Jay Street, so that the site will be served by two of the currently existing driveways; one each on Rancho Drive and Jay Street. The driveway on Rancho Drive is currently restricted to right turns only by the existing median in Rancho Drive; the driveway on Jay Street is permitted all movements at this time.

The City of Las Vegas Transportation Engineering Division accepts this study without comment.

Note that per the conditions of approval of 23-0499-SDR1, a pedestrian safety & circulation plan is required to be submitted to and approved by the City of Las Vegas; this study does not satisfy that condition. Note that the pedestrian safety & circulation plan will be required to provide recommendations regarding a possible pedestrian crossing of Rancho Drive.

Please contact me at 229-2452 if you have any questions.

Sincerely,

Rick Schroder, P.E.

Transportation Planning

RES

cc: Joseph Norby, P.E.
Sean Robinson, P.E.
Keith Letus, P.E.
Bart Anderson, P.E.
Lucien Paet, P.E.
Ted Egerton, P.E.
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