



JOE LOMBARDO, Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
123 E. Washington Avenue
P.O. Box 170
Las Vegas, NV 89125
Phone: 702-385-6500~Fax: 702-385-6511

TRACY LARKIN THOMASON, P.E., Director

05/06/2024

In Reply Refer to:
TS: CLV009-24

Mr. Rick Schroder, P.E.
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Subject: Traffic Impact Study
Advent United Methodist Mixed Use
Rancho (SR 599) and Jay Ave/Michael Way
Prepared by Lochsa Engineering

Dear Mr. Schroder,

The Nevada Department of Transportation has reviewed the above referenced Traffic Study and the study is approved subject to the following conditions:

1. The project proposes to use an existing right-in/right-out only driveway along northbound Rancho Drive located approximately 270 feet south of Jay Avenue. The driveway shall conform to Clark County Area Uniform Standard Drawings.
2. The project proposes to construct an exclusive right-turn lane from northbound Rancho Drive to eastbound Jay Avenue, with the existing RTC bus stop located in this right-turn lane. The project shall maximize its length within the available project frontage on Rancho Drive between the driveway noted in Condition #1 and Jay Avenue. This right-turn lane with bus turn-out shall conform to Clark County Area Uniform Standard Drawings. The project shall coordinate with the City of Las Vegas regarding the dedication of right-of-way for the improvements.
3. The project shall construct streetlighting, sidewalk, curb and gutter in compliance with PROWAG standards along the property's entire frontage on Rancho Drive.
4. The Department acknowledges that the City of Las Vegas is requiring the project to provide a pedestrian safety and circulation plan, and that this plan is required to provide recommendations regarding a possible pedestrian crossing of Rancho Drive. The project shall submit the pedestrian analysis to NDOT as an update to this Traffic Impact Study (CLV009-24) prior to applying for an NDOT Encroachment Permit for the roadway modifications listed in Conditions #1-3.
5. 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.

6. 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 study. Any changes in use, traffic patterns or trip generation shall require an update to this study.

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

Sincerely,

DocuSigned by:

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Martin Strganac, P.E.
District I Engineer

cc: Samuel Ahiamadi, NDOT (via email)
Ted Egerton, P.E. (via email)
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