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August 20, 2025

Ted Egerton, P.E.
Lochsa Engineering
6345 S. Jones Boulevard, Suite 100
Las Vegas, NV 89118

**RE: Traffic Impact Analysis for the Convenience Store at the SEC
Centennial Parkway and Shaumber Road, 22-0417-SDR1, TIA76194**

Dear Mr. Egerton:

The Transportation Engineering Division of the City of Las Vegas has re-reviewed the traffic impact analysis for a commercial development on the southeast corner of Centennial Parkway and Shaumber Road. This development is planned to consist of a 10,000 square foot office/retail/restaurant building with a drive-through and a 4,000 square foot convenience store with 16 fueling positions, a car wash, and a smog check stand. The study is accepted, with the following conditions:

1. Additional rights of way in accordance with Clark County Area Standard Drawings #201.1 or #234 are not required at this time.
2. The site will be served by one driveway on Centennial Parkway and two driveways on Shaumber Road. All three driveways are restricted to right turns only by existing medians in the respective streets. The driveway on Centennial Parkway is currently only partially restricted; the developer is required to extend the existing median to at least 50 feet beyond the eastern return of this driveway. Any movements may be restricted by the City Traffic Engineer.
3. The developer shall remove the existing crash attenuator on the south side of Centennial Parkway and construct a new crash attenuator at a location acceptable to the City Traffic Engineer which meets AASHTO standards.
4. The study shows that at the intersection of Centennial Parkway and Shaumber Road the storage for the southbound left turn movement is 300', while the desired storage is 325'. As trips generated by this development create the need for additional left turn storage, the developer is required to increase the storage for the southbound left turn from 300 feet to 350 feet.

5. Coordinate with the City of Las Vegas traffic signal project at the intersection of Centennial Parkway and Shaumber Road. Provide any easements or rights-of-way needed for this project.

This acceptance does not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic analysis may be 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,

A handwritten signature in blue ink that reads "Keith Letus". The signature is written in a cursive style with a large initial "K".

Keith Letus, P.E.
Transportation Engineering Division

cc: Sean Robinson, P.E.
Lucien Paet, P.E.
Cesar A. Lopez, EIT
Josh Edelman, EIT
Kent Chang, P.E., CCPW
file