

December 4, 2008

Roger L. Freeman, P.E.
Superior Engineering Services, Inc.
7464 West Sahara Avenue
Las Vegas, NV 89117-2740

RE: Traffic Analysis and Addenda for a mixed-use development on the Southwest Corner of Vegas Drive and Decatur Boulevard, SDR-27965, T27460

Dear Mr. Freeman:

The Traffic Engineering Division of the City of Las Vegas has reviewed the traffic analysis and addenda for the mixed-use development located on the west side of Decatur Boulevard, south of Vegas Drive. This development consists of a 40,000 square foot supermarket, 7,150 square feet of fast food restaurant with drive through window, 9,000 square foot of general retail, 47,700 square foot of government center (including a fire station) and 461 age-restricted apartments. The analysis is approved, with the following conditions:

1. This development is subject to the Traffic Signal Impact Fee Ordinance adopted by the City Council in 2003, effective January 5, 2004. Consequently, no area traffic signal contributions will be required with the civil plan review process. Traffic signal impact fees will be assessed at the time building permits are issued. Note that there are two new traffic signals proposed with this project – Vegas/Laurelhurst and Decatur/site driveway (& park driveway). Please note that neither location is identified as a future signal location for the purposes of traffic signal fees. Consequently, no funds from the traffic signal impact fee may be used to pay for either signal, either entirely or in part. In addition, the traffic signal impact fees to be paid by this project may not be used, either directly or by credit, to pay for any part of these signals. All costs associated with these signals are entirely separate from the traffic signal impact fee.
2. Additional rights-of-way in accordance with Clark County Area Standard Drawing #201.1 are required at this time on Decatur Boulevard at the main project driveway for an exclusive southbound right turn lane if not already dedicated. Construction of improvements on these rights-of-way is required at this time.

3. Additional rights-of-way in accordance with Clark County Area Standard Drawing #234.1 are required on Decatur Boulevard near the north property line (south of the parcel at the southwest corner of Vegas Drive and Decatur Boulevard) at this time if not already dedicated. Improvements are required to be constructed at this time. Easements in accordance with Clark County Standard Drawing #234.2 are required if requested by the Regional Transportation Commission. Please note that this bus turnout may be combined with the right turn lane required in condition #2 above.
4. The main portion of this site will be served by one driveway on Decatur Boulevard. This driveway will be permitted all movements provided the existing median in Decatur Boulevard is reconstructed to permit these movements and to provide for a minimum northbound left turn storage of 300' into this site. Any movements may be restricted in the future as determined by the City Traffic Engineer.
5. The developer has indicated a desire to signalize the main driveway on Decatur Boulevard. This signal must be designed and installed prior to the opening of the supermarket or fast food portions of the project. The City Traffic Engineer must approve this signal prior to installation. No costs associated with signalization will be borne by the City of Las Vegas (except for any funding voluntarily offered on behalf of the City park).
6. In order to accommodate a traffic signal on Decatur Boulevard at this driveway, pedestrians will be required to cross Decatur Boulevard in two stages. Consequently, the median in Decatur Boulevard must be designed to accommodate an appropriate pedestrian refuge. Pedestrians should be prohibited from crossing on the north leg of the intersection. The design of this signal and median refuge must be approved by the City Traffic Engineer.
7. In order to accommodate signalization, the main site driveway must have a minimum of two ingressing and three egressing (two left and one right/through) lanes. This entrance must meet the radius requirements of Clark County Area Standard Drawing #222A and have a minimum throat depth of 150'.
8. The main portion of the site will also be served by an emergency

access onto Laurelhurst Drive, which will provide the emergency exit from the fire station responding to calls. The design of this exit must meet the requirements of the fire department. The installation of flashers, conduit and/or signage for this exit on Laurelhurst Drive will be approved by the City Traffic Engineer.

9. The desire of the fire department is to respond to calls by exiting onto Laurelhurst Drive and turning north to Vegas Drive. As a result, a traffic signal must be installed at Laurelhurst Drive and Vegas Drive. The City Traffic Engineer must approve this signal prior to installation. The cost of this signal must be borne by the developer and/or the Fire Department. If approved by the City Traffic Engineer, this signal may be installed with flashing heads rather than with typical traffic signal heads.
10. This site will also have a satellite parking lot on the west side of Laurelhurst Drive. Vehicular access to this parking lot will be provided by two driveways on a north-south alley between Laurelhurst Drive and Hiawatha Road. Signage and striping for a crosswalk to provide access across Laurelhurst Drive must be incorporated into the offsite improvement plans.
11. Cross-access with the existing commercial development to the south shall be provided at a minimum of two points: one, as shown on the site plan enclosed with the addendum, and one near Decatur Boulevard to provide relatively convenient access to the proposed signal.

12. Decatur Boulevard shall be posted adjacent to the site to prohibit parking as appropriate. The signage shall be incorporated into the offsite improvement plans.

An addendum to this traffic analysis 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. No barriers (e.g., curbs, wall, ect.) shall be erected within the boundaries of this development, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development to the abutting public streets. 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.
Mike Jansen, P.E.
Thomas Kruse, P.E.
Bart Anderson, P.E.
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