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September 22, 2025

Ted Egerton, P.E.
Lochsa Engineering
6345 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 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 has re-reviewed the traffic impact analysis dated May 4, 2023, 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. 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.

These conditions of approval do not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study 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 kletus@LasVegasNevada.gov and Cesar A. Lopez at calopez@LasVegasNevada.gov if you have any questions.

Sincerely,



Keith Letus, P.E.
Engineering Project Manager
Transportation Engineering Division

cc: Sean Robinson, P.E.
Lucien Paet, P.E.
Cesar A. Lopez, EIT
Joshua Edelman, P.E.