



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
*Mayor*

BRIAN KNUDSEN  
*Mayor Pro Tem*

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA

SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN  
*City Manager*

**PUBLIC WORKS**

**JOEY PASKEY, P.E., PTOE**  
**DIRECTOR**

**CITY HALL**

495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas lasvegasnevada.gov

October 20, 2025

Devin Moore, P.E.  
Kimley-Horn and Associates, Inc.  
6671 Las Vegas Boulevard South  
Las Vegas, Nevada 89119

**RE: Traffic Impact Analysis for Growing Minds Academy, 25-0163-SDR1, TIA76277**

Dear Mr. Moore:

The Traffic Engineering Division has reviewed the traffic impact analysis for Growing Minds Academy dated July 24, 2025. This development is located at the southwest corner of Vegas Drive and Gleeson Way and consists of a 450 student primary school (K-8) addition to an existing church with 120 student pre-school. The analysis is accepted 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. Previous contributions towards traffic signal improvements include:
  - a. \$10,000 traffic signal contribution per Z-0125-97 City Council approval letter dated February 20, 1998, condition #5 for the church.
  - b. \$2,640 traffic signal contribution per TIA02679 letter dated December 12, 2002, which satisfied Z-0125-97(2) approval letter dated September 30, 2002, condition #8 for the gymnasium.

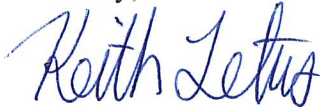
The primary school's peak hour trips are greater than the peak hour trips of the existing church. Therefore, any future building permits (including improvements for interior remodels) are subject to pay the Traffic Signal Impact Fee for the difference between the site's use as a school versus its use as a church.

2. Student enrollment shall be limited to 450 students in grades K-8. The operator of the school shall contact the Traffic Engineering Division to update the traffic impact analysis prior to student enrollment greater than 450 students.
3. Student pick-up/drop-off for K-8 shall conform to the plan in the traffic impact analysis. Pre-school pick-up/drop-off shall be separated from the queue for K-8, as it was not included in the queueing analysis.

4. The development will be served by two driveways:
  - a. The driveway on Vegas Drive will have unrestricted access at this time. These movements may be restricted in the future at the discretion of the City Traffic Engineer.
  - b. The driveway on Gleeson Way will remain gated and used only for emergency access.
5. The developer shall install School Zone 15 MPH overhead flashers on Vegas Drive together with advanced school zone signage. The school zone shall be the school's full frontage on Vegas Drive.
6. The developer shall install a school crossing on the west leg of the Vegas Drive and Gleeson Way intersection. This crossing shall include crosswalk pavement markings, school crossing signs, advance Yield Here To Pedestrians signs, and yield lines.

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](mailto:kletus@LasVegasNevada.gov) and Cesar A. Lopez at [calopez@LasVegasNevada.gov](mailto: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.  
file