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August 28, 2025

Kent Chang, P.E.
Clark County
Department of Public Works
Development Review Division, 1st Floor
500 S. Grand Central Parkway
Las Vegas, NV 89155

**RE: Traffic impact analysis for Commercial Center at Charleston
Boulevard and Sacramento Drive, PW24-18488, CC042-24, TIA76254**

Dear Mr. Chang:

The Transportation Engineering Division of the City of Las Vegas has performed a courtesy review of the traffic impact analysis Revision #1 dated June 6, 2025, for the Commercial Center at Charleston Boulevard and Sacramento Drive, to be located on the southeast corner of Charleston Boulevard and Sacramento Drive. The development is proposed to consist of 10,053 square feet of fast food restaurant with drive-through, 10,100 square foot free standing emergency room, 5,200 square foot convenience store with 14 fueling positions, and 512 multifamily dwelling units. The development extends to the east to Broadalbin Drive. Note that Sacramento Drive is a private street south of Charleston Boulevard, and that the traffic signal at Charleston & Sacramento is maintained by the City of Las Vegas. Also, this section of Charleston Boulevard is a Nevada Department of Transportation (NDOT) facility. Please consider the following comments:

1. The project proposes median modifications to lengthen the existing exclusive left-turn lane for westbound Charleston Boulevard to southbound Sacramento Drive to provide a total of 275 feet of storage length. This modification should not alter the length of the existing exclusive left-turn lane for eastbound Charleston Boulevard to northbound Prince Lane.
2. The project proposes to reconstruct and widen the south leg of the Charleston Boulevard and Sacramento Drive intersection to provide an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane. The project shall modify the traffic signal head indications on the northbound pole/mast accordingly to include 4-section flashing yellow arrow (FYA) signal heads for the left-turn movement. These signal modifications shall be submitted and permitted for construction through the City of Las Vegas Land Development section. The City Traffic Engineer reserves the right to modify the signal or restrict movements at this intersection in the future.

3. Any improvement plans for work on Charleston Boulevard should be reviewed by the RTC for coordination with its planned high-capacity transit along this corridor.

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, flowing style.

Keith Letus P.E.

Transportation Engineering Division

cc: Sean Robinson, P.E., Acting City Traffic Engineer
Lucien Paet, P.E., Acting Assistant City Traffic Engineer
Marc Cutler, P.E., Project Engineer
Cesar A. Lopez, EIT, Sr Engineering Associate
Joshua Edelman, EIT, Sr Engineering Associate
Martin Strganac, P.E., NDOT
Angela Parsons, P.E., NDOT
Ted T. Egerton, P.E., Lochsa Engineering
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