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March 19, 2025

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

RE: Traffic Impact Analysis Update for Golden Apartments on the Northwest Corner of Stewart and Mojave, 24-0607-SDR1, TIA76063-01

Dear Mr. Egerton:

The Traffic Engineering Division of the City of Las Vegas has reviewed the traffic impact analysis for the Golden Apartments, to be located on the northwest corner of Stewart Avenue and Mojave Road, behind the existing convenience store. This development is a 69 unit apartment complex, located on the same parcel as the convenience store; with which it shares parking and access. The study is accepted, with the following conditions:

1. Comply with the conditions of the acceptance letter for TIA76063 except as modified in this letter.
2. This project is proposed to be served by three driveways, one each on Stewart Avenue, Mojave Road and 30th Street. The driveways on Stewart Avenue and Mojave Road were constructed with the convenience store; the existing geometry of these driveways is acceptable. The driveway on 30th Street must be constructed substantially in accordance with Clark County Area Standard Drawing 222.1, with a minimum throat width of 28', and with 25' ingress and egress radii. This driveway will be permitted all movements at this time. Any movements from any driveway may be removed at the discretion of the City Traffic Engineer. This condition modifies condition #4 of TIA76063.
3. The driveway on Mojave Road will be restricted to right turns only by a median in Mojave Road. The existing median is largely acceptable; the developer is required to extend the existing median to remove the opening at this driveway. This condition modifies condition #6 of TIA76063.
4. All portions of this parcel are required to maintain intersite access unless the uses on the site are determined to not be compatible in the opinion of the City Engineer.
5. Installing a crash gate at the driveway on 30th Street is acceptable. Any other driveway gating will require an update to this analysis.

This acceptance does not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this update 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 229-2452 if you have any questions.

Sincerely,

Rick Schroder, P.E.
Transportation Planning

RES

cc: Joseph Norby, P.E.
Sean Robinson, P.E.
Keith Letus, P.E.
Lucien Paet, P.E.
Cesar A. Lopez, EIT
Joshua Edelman, EIT
file