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May 15, 2025

Henry Schlierkamp, P.E.  
GCW  
1555 S. Rainbow Boulevard  
Las Vegas, NV 89146

**RE: Traffic Study Update for SNPAH Laboratory Building, 25-0080-SDR1, TIA76099-1**

Dear Mr. Schlierkamp:

The Transportation Division of the City of Las Vegas has reviewed the traffic study update for the Southern Nevada Public Academic Health Laboratory Building, to be located on the southeast corner of Pinto Lane and Shadow Lane. The proposed development is a 50,200 square foot clinic and medical laboratory, located to the east of the existing UNLV Kerkorian School of Medicine building (addressed in TIA76099). The update is accepted, with the following conditions:

1. Additional rights-of-way in accordance with Clark County Standard Drawings (CCASD) #201.1, 234.1 or 234.4 are not required at this time. If requested by the RTC, the developer is required to grant an easement to the RTC for a bus shelter pad per CCASD #234.5. Construction of this pad is required if requested by the RTC or the City Engineer.
2. The existing site is served by two driveways, one each on Pinto Lane and Shadow Lane. This development will construct an additional driveway on Pinto Lane, approximately 150' east of the existing driveway. All driveways may be used by both the existing building and this development. Any movements may be restricted at the discretion of the City Traffic Engineer.
3. Due to utility constraints, the new driveway will have a throat width of 24'. The proposed throat depth is 79'. Both of these deviations are acceptable.

This acceptance does not supersede or eliminate the conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study 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 Keith Letus at 229-2165 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  
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file