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November 19, 2025

Demetrius Karanikolas, P.E.  
Lochsa Engineering  
6345 S. Jones Boulevard, Suite 100  
Las Vegas, NV 89118

**RE: Traffic Impact Analysis for Rancho Craig Lot 3B-5C, 25-0146-SDR1, TIA76279**

Dear Mr. Karanikolas:

The Traffic Engineering Division has reviewed the traffic impact analysis for Rancho Craig Lot 3B-5C dated August 12, 2025. This development is located approximately 200 feet south of Craig Road approximately 600 feet west of Jones Boulevard and consists of two retail plaza buildings totaling 14,080 square feet. 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.
2. No additional right-of-way for exclusive turn lanes or bus turnouts are required.
3. 25-0146-SDR1 condition #10 required an extension of the westbound left turn storage lane on Craig Road at the driveway nearest this site. Per the analysis, an extension of this left turn storage lane is not required.
4. The site is part of a commercial subdivision and shares driveway access to Rancho Drive, Craig Road, and Jones Boulevard. Movements at any driveway may be restricted at the determination of the City Traffic Engineer.
5. The analysis shows the intersection of Craig Road and Rancho Drive operates at an unacceptable level of service during the morning and afternoon peak hours in all scenarios. As this is an existing condition, no mitigation is required at this time.
6. The analysis shows the intersection of Craig Road and Jones Boulevard operates at an unacceptable level of service during the morning and afternoon peak hours in all scenarios. As this is an existing condition, no mitigation is required at this time.

7. The analysis was also reviewed by Martin Strganac, P.E., NDOT District I Engineer, with the following conditions in a letter dated November 13, 2025:

1. *The project proposes no new access on Craig Road and will utilize an existing driveway along eastbound Craig Road located approximately 1,200 [sic] east of Rancho Drive*
2. *An Encroachment Permit from NDOT will be required for any work performed within State right-of-way. Review during the Encroachment Permit process may result in further modification to the proposed improvements, or denial. This approval letter shall accompany any permit submittals for this project.*
3. *This approval is valid for twelve (12) months from the date of this letter. Encroachment Permits associated with this approval shall be submitted by this date, any submittals associated with this approval submitted after this date shall require an update to this request. Any changes in use, traffic patterns or trip generation shall require an update to this request.*

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.  
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