



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District 1
P. O. Box 170
Las Vegas, NV 89125

JOE LOMBARDO
Governor

TRACY LARKIN THOMASON, P.E., Director

In Reply Refer to:

11/13/2025

Mr. Keith Letus, P.E.
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

TS: CLV043-25

Subject: Traffic Impact Study
Retail Center – Lot 3B-5C
Rancho Drive (SR599) and Craig Road (SR573)
Prepared by Lochsa Engineering

Dear Mr. Letus,

The Nevada Department of Transportation has reviewed the Traffic Impact Study for the above referenced project. The study is approved, subject to the following conditions:

1. The project proposes no new access on Craig Road and will utilize an existing access driveway along eastbound Craig Road located approximately 1,200 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.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

DocuSigned by:
Martin Strganac
A7D8F4156A01455...

Martin Strganac, P.E.
District I Engineer

np/ap

cc: Christopher Bell, NDOT
Shaza Elshazli, NDOT
Demetrius Karanikolas, Lochsa Engineering