



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA

SUMMERS-ARMSTRONG

WARD 2 (VACANT)

MIKE JANSSEN
City Manager

PUBLIC WORKS

JOEY PASKEY, P.E., PTOE
DIRECTOR

CITY HALL

495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



September 2, 2025

Emily K. Roberts, P.E.
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South
Las Vegas, Nevada 89119

**RE: Traffic impact analysis for Decatur & Evergreen Mixed Use,
TIA76271, 24-0486-SDR1**

Dear Ms. Roberts:

The Transportation Engineering Division of the City of Las Vegas has reviewed the traffic impact analysis dated June 3, 2025, for Decatur & Evergreen Mixed Use, which consists of 293 multi-family dwelling units and 8,429 square feet of commercial retail, located at the southwest corner of Evergreen Avenue and Decatur Boulevard. The following must be addressed before it can be approved:

1. The Site Plan used in the queuing analysis does not match the Site Plan approved by the City Council. Please re-run this portion of the analysis based on the approved Site Plan. If a reduction in parking is recommended, it can only be allowed through City Council action.
2. The bus stop location for the Regional Transportation Commission (RTC) is being moved further south from a signalized intersection. The City's last correspondence with the RTC's Keith Morphis was that the shelter should be located 80 feet to 150 feet from the intersection. This will require the shelter to be moved north from the Site Plan approved by the City Council and may require an extension of the south bound right turn lane. Please provide documentation from the RTC to verify an acceptable maximum distance for the Decatur Boulevard bus shelter.
3. Provide a turning template for a passenger vehicle for southbound Decatur Boulevard turning into the drive isle that parallels Decatur Boulevard.

Sincerely,


Lucien Paet, P.E.

Cc: Sean Robinson, P.E.
Keith Letus, P.E.
Cesar A. Lopez, E.I.
Joshua Edelman, E.I