



October 8, 2012

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

RE: Revised Approval; Traffic Impact Study for Somerset Academy & Sky Pointe Multi-Family, SDR 45946, T46658

Dear Mr. Egerton:

The Traffic Engineering Division of the City of Las Vegas has reviewed the traffic impact study for a project consisting of a 280 unit multi-family residential development and a 2,000 student private school, to be located on the southeast corner of Elkhorn Road and Sky Pointe Drive. The study has been approved, with the following conditions:

1. This development is subject to the Traffic Signal Impact Fee (TSIF) 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. Additional rights-of-way in accordance with Clark County Area Standard Drawing #201.1 or 234.4 are required at this time for deceleration lanes for the two driveways on Elkhorn Road and the two northern driveways on Sky Pointe Drive, subject to approval by the Nevada Department of Transportation (NDOT). The deceleration lane for the middle driveway on Sky Pointe must be a minimum of 250' long, excluding the transition, subject to approval by NDOT.
3. The southern portion of the site is proposed to be the school site. This portion of the project is proposed to be served by two driveways on Sky Pointe Drive and one driveway on Elkhorn Road. The driveway on Elkhorn Road will be permitted all movements at this time; this is acceptable, however all cost associated with relocating the existing median opening on Elkhorn Road to accommodate this access will be borne by the developer. The two driveways on Sky Pointe Drive will be permitted all movements at this time, subject to approval by NDOT. Any movements may be restricted in the future by the City Traffic Engineer or, in the case of Sky Pointe Drive, NDOT.

LAS VEGAS CITY COUNCIL

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4. The northern portion of the site is proposed to be the multi-family residential site. This portion of the project is proposed to be served by one driveway each on Elkhorn Road and Sky Pointe Drive, as well as access to the school's driveway on Elkhorn Road. The driveway on Sky Pointe Drive is proposed to be permitted all movements at this time; this is acceptable subject to approval by NDOT. The driveway on Elkhorn Road will be restricted to right turns in and out only by the existing median on Elkhorn Road. Any movements may be restricted in the future by the City Traffic Engineer or, in the case of Sky Pointe Drive, NDOT.
5. The gated entrance for the multi-family residential portion of the development on Elkhorn Road must have a minimum throat depth of 125'. The gated entrance for the multi-family residential portion of the development on Sky Pointe Drive must have a minimum throat depth of 125' and must meet the requirements of NDOT.
6. During school drop-off and pick-up times, the southern driveway on Sky Pointe Drive must be operated as a one-way exit only driveway.
7. In order to accommodate expected queues during the school drop-off and pick-up times, no more than 620 students may be released at a single bell time. Bell times may be no closer together than 15 minutes.
8. The developer is required to install school flashers of Sky Pointe Drive for this school.
9. If improvements are allowed to be phased, and the school portion of the project is the first phase, a temporary sidewalk must be installed to connect the permanent improvements on the east side of Sky Pointe Drive adjacent to the school to the existing improvements on the east side of Tule Springs Road north of Elkhorn Road.
10. The Sky Pointe Drive/Tule Springs Road curve must be constructed to accommodate a posted speed limit of 35 MPH. Dedication of additional rights-of-way may be needed to accommodate this criterion; if so, the dedication of such rights-of-way is required.
11. Sky Pointe Drive is an NDOT facility. All work in the Sky Pointe right-of-way must comply with NDOT requirements.

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12. Elkhorn Road and Sky Pointe Drive shall be posted no parking as appropriate.

This approval does not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study 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: O.C. White, P.E.
Mike Jansen, P.E.
Diane Phomnih, P.E.
Bart Anderson, P.E.
Kent Sears, P.E., NDOT
file