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November 22, 2025

Jennifer Rosales, P.E.
Ardurra Group, Inc.
2140 East Pebble Road, Suite 100
Las Vegas, Nevada 89123

**RE: Traffic Impact Analysis Update for Goddard School at West
Gowan Office Park, 25-0153-SDR1, TIA15474-1**

Dear Ms. Rosales:

The Traffic Engineering Division has reviewed the traffic impact analysis update for Goddard School at West Gowan Office Park dated September 19, 2025. This development is located on the south side of Gowan Road approximately 700 feet east of Novat Street and consists of a pre-school/day care for 120 pre-kindergarten students in the West Gowan Office Park. The analysis is accepted with the following conditions:

1. The developer previously contributed \$22,290.40 towards area traffic mitigation per TIA15474 (also referenced as T15474) letter dated August 2, 2006. This amount was based on the Lone Mountain West Master Plan cost participation breakdown established September 22, 2000, of \$149.60 per PM trip. This update anticipates the 120-student day care to generate 95 PM trips, which is fewer than the original 149 PM trips anticipated for West Gowan Office Park in TIA15474. Therefore, no additional traffic mitigation contributions are required. This development is not subject to the Traffic Signal Impact Fee Ordinance adopted by the City Council in 2003, effective January 5, 2004. Consequently, no traffic signal impact fees will be assessed at the time building permits are issued.
2. The site will be served by two driveways on Gowan Road and all movements will be permitted at this time. Any movements may be restricted in the future at the determination of the City Traffic Engineer.
3. Additional rights-of-way for turn lanes or bus turnouts are not required at this time.

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 and Cesar A. Lopez at calopez@LasVegasNevada.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Keith Letus". The signature is written in a cursive style with a large initial "K".

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.
file