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December 23, 2025

Phillip D. Wakefield, P.E.
Blue Diamond Civil Engineering
9816 Gilespe Street, Suite #120
Las Vegas, Nevada 89183

RE: Traffic Impact Analysis for Commercial Center @ Deer Springs & Riley, 25-0130-SDR1, TIA76280

Dear Mr. Wakefield:

The Traffic Engineering Division has reviewed the traffic impact analysis and addendum #1 for Commercial Center @ Deer Springs & Riley dated September 4, 2025, and November 25, 2025, respectively. This development is located at the southwest corner of Deer Springs Way and Riley Street and consists of a coffee/donut shop with drive-through and no indoor seating and a 34,200 square-foot medical/dental office building. The analysis is accepted with the following conditions:

1. This development is subject to the Traffic Signal Impact Fee Ordinance (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.

NOTE: The site was previously subject to the Montecito Town Center Development Agreement (Agreement) which is now expired. The Agreement required traffic mitigation contributions to be paid at the time building permits are issued based on Exhibit "O" of the Agreement. The current TSIF Ordinance fees are less than the contribution amounts in Exhibit "O" of the expired Agreement.

2. Grant an easement to the RTC and construct a 10'x25' concrete shelter pad behind the sidewalk for a future bus shelter on EB Deer Springs Way, 80 feet to 150 feet west of Riley Street (see condition #14 of 25-0130-SDR1 approval letter dated May 14, 2025).
3. This development will construct a new driveway on Deer Springs Way approximately 275 feet west of Riley Street to align with the existing driveway on the north side of Deer Springs Way. This driveway will have unrestricted movements at this time. The site will also connect to the adjacent private drive aisles to the east and south. The development is part

of the Montecito Lifestyle Center Commercial Subdivision (Book 109 Page 26), which states: *“All properties within this site shall have perpetual, unobstructed access to all parking and all driveways servicing this site”*. Any movements at any driveway may be restricted in the future at the determination of the City Traffic Engineer.

4. The development shall reconstruct the existing curb ramps adjacent to the site on Deer Springs Way (the northeast and northwest corners of the site) to provide landings at the top of each ramp to meet PROWAG requirements, plus any other PROWAG deficiencies identified on the civil plans (see condition #15 of 25-0130-SDR1 approval letter dated May 14, 2025).
5. The development shall install advance Yield Here To Pedestrians signs and yield line pavement markings in advance of the existing marked crosswalk on the west leg of the Deer Springs Way and Riley Street intersection. The development shall install a tack-on median pedestrian refuge island in the two-way left turn lane immediately west of the existing crosswalk; together with an in-street pedestrian crossing sign. The median island shall allow for left turns by a SU-30 vehicle from northbound Riley Street. Please submit a SU-30 turning analysis with civil plan submittal.
6. The analysis shows an unacceptable LOS for the SB and WB approaches to the Deer Springs Way and Durango Road intersection. As these LOS would exist without this development, no mitigation is required by the development.
7. The analysis shows insufficient storage lengths for SB lefts at Deer Springs Way and Durango Drive intersection (330 feet provided where 393 feet is required). Due to the presence of NB left storage at Hitt Family Court and Durango Drive intersection, no mitigation is required by the development.

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,



Keith Letus, P.E.
Engineering Project Manager
Transportation Engineering Division

cc: Lucien Paet, P.E.
Michelle Thung, P.E.
Cesar A. Lopez, P.E.
Joshua Edelman, P.E.
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