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October 30, 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 performed a preliminary review of the traffic impact analysis for Commercial Center @ Deer Springs & Riley dated September 4, 2025. Before the analysis can be accepted, the following issues must be addressed:

1. Several of the HCS Results have errors or missing information. Please re-submit the exported HCS Results Summary for all analysis scenarios and intersections.
2. Per the scope, “Identify all sidewalk and sidewalk ramp PROWAG deficiencies adjacent to the project boundary”. Please include an exhibit and table of PROWAG deficiencies in the public right-of-way adjacent to the development. Please verify all sidewalk widths at pinch points, ramp widths and slopes, landing locations at the top/bottom of ramps, and any other pedestrian path criteria meet PROWAG.
3. Per the scope, “Recommend measures to improve safety for pedestrians, such as but not limited to access to transit, pedestrian accesses, crosswalks, pedestrian activated flashers and temporary sidewalks” and “Assess the project for walkability, bikeability, access to transit and micromobility”. There is an existing bus stop and hospital on the north side of Deer Springs Way opposite this development. The development’s commercial use is an attraction for transit users and hospital employees and visitors, and the nearest marked crosswalk is approximately 1,000 feet east or west of the bus stops. Please analyze the appropriate pedestrian crash countermeasures for a pedestrian crossing across Deer Springs Way at the development’s center driveway (in between the existing WB and EB bus stops). Please use FHWA’s *Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (2018)*, Table 1, as reference.
4. Please provide correspondence from the RTC addressing condition #14 of 25-0124-SDR1 Planning Commission approval letter dated May 14, 2025.

After the above items are addressed, the Traffic Engineering Division will continue its review of the traffic impact analysis and may discover other

issues at that time. Please contact me at [kletus@LasVegasNevada.gov](mailto:kletus@LasVegasNevada.gov) and Cesar A. Lopez at [calopez@LasVegasNevada.gov](mailto: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 horizontal line extending from the end of the name.

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

cc: Sean Robinson, P.E.  
Lucien Paet, P.E.  
Cesar A. Lopez, EIT  
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