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September 30, 2025

Paul Villaluz, P.E.
Westwood Professional Services
5725 Badura Avenue, Suite 100
Las Vegas, Nevada 89118

RE: Master Traffic Impact Analysis for Desert Pines, TIA76273

Dear Mr. Villaluz:

The Traffic Engineering Division has performed a preliminary review of the master traffic impact analysis for Desert Pines dated June 18, 2025, together with the conditions of conceptual approval for TIA76237. Please address the following items:

1. Per TIA76237 condition #4, the developer is required to install a median in Bonanza Road from Mojave Road to Pecos Road. Please modify the exhibit dated June 16, 2025 (attached) to incorporate comment #2a below and to allow for EB left turn storage into the city of Las Vegas East Service Center. Please provide a detailed phasing plan of the exhibit, to reference which medians must be constructed concurrent with which new streets/driveways should phasing occur.
2. Please update Figures 6.1 & 7.0 with the following, then update the analysis as some of the changes may affect LOS and/or storage lengths:
 - a. Intersection 100 (Bonanza Road & Street B): This intersection must be right-in/right-out only per TIA76237 condition #4. Left turn movements conflict with the EB left turn storage into the city of Las Vegas East Service Center.
 - b. Intersection 106 (Street A & Mojave Road): The east leg of this intersection shows a single shared lane for left and right turns. Separate lanes for left and right turns is required at external intersections where lefts are allowed, per 76237 condition #6. Note the left-turn conflicts with the existing driveway on the west side of Mojave Road, just north of the proposed intersection. A median may be required to prevent NB & SB left turn conflicts, depending on the storage length required in the final analysis.
 - c. Intersection 113 (Street A & Pecos Road): The west leg of this intersection shows a single shared lane for left and right turns. Separate lanes for left and right turns is required at external intersections where lefts are allowed, per TIA76237 condition #6.

- d. Intersection 119 (Cedar Avenue & Pecos Road): The west leg of this intersection shows a single shared lane for left and right turns. Separate lanes for left and right turns is required at external intersections where lefts are allowed, per TIA76237 condition #6.
 - e. Intersection 300 (Street F & Street D): Per NRS 484B.260, vehicles about to enter or cross from a private street shall yield the right-of-way. Re-assign STOP sign to south leg of intersection.
 - f. Intersection 301 (Street F & Street E): Per NRS 484B.260, vehicles about to enter or cross from a private street shall yield the right-of-way. Re-assign STOP sign to south leg of intersection.
 - g. Intersection 400 (Parcel 12-13 & Mojave Road): The east leg of this intersection shows a single shared lane for left and right turns. Separate lanes for left and right turns is required at external intersections where lefts are allowed, per TIA76237 condition #6.
 - h. Intersection 401: (Parcel 11 & Pecos Road): The west leg of this intersection shows a single shared lane for left and right turns. Separate lanes for left and right turns is required at external intersections where lefts are allowed, per TIA76237 condition #6.
3. In Figures 7.0 and 10.0, please change the illustrations of Intersection 300 and Intersection 301 to show knuckles per CCAUSD 211, consistent with the other figures and TIA76237 condition #5.
 4. Please submit traffic modeling files in Syncho format with the next submittal, incorporating the comments above.
 5. The TIA Scope asked for a courtesy review from NDOT. Please confirm submittal to NDOT and any comments received from NDOT.

Please submit an updated analysis which addresses the comments above. Please contact me at kletus@LasVegasNevada.gov and Cesar A. Lopez at calopez@LasVegasNevada.gov if you have any questions.

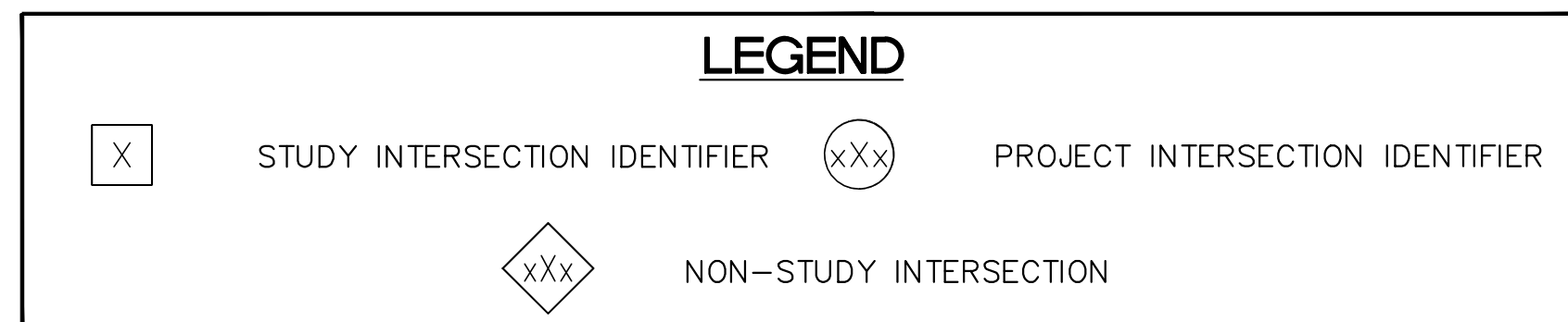
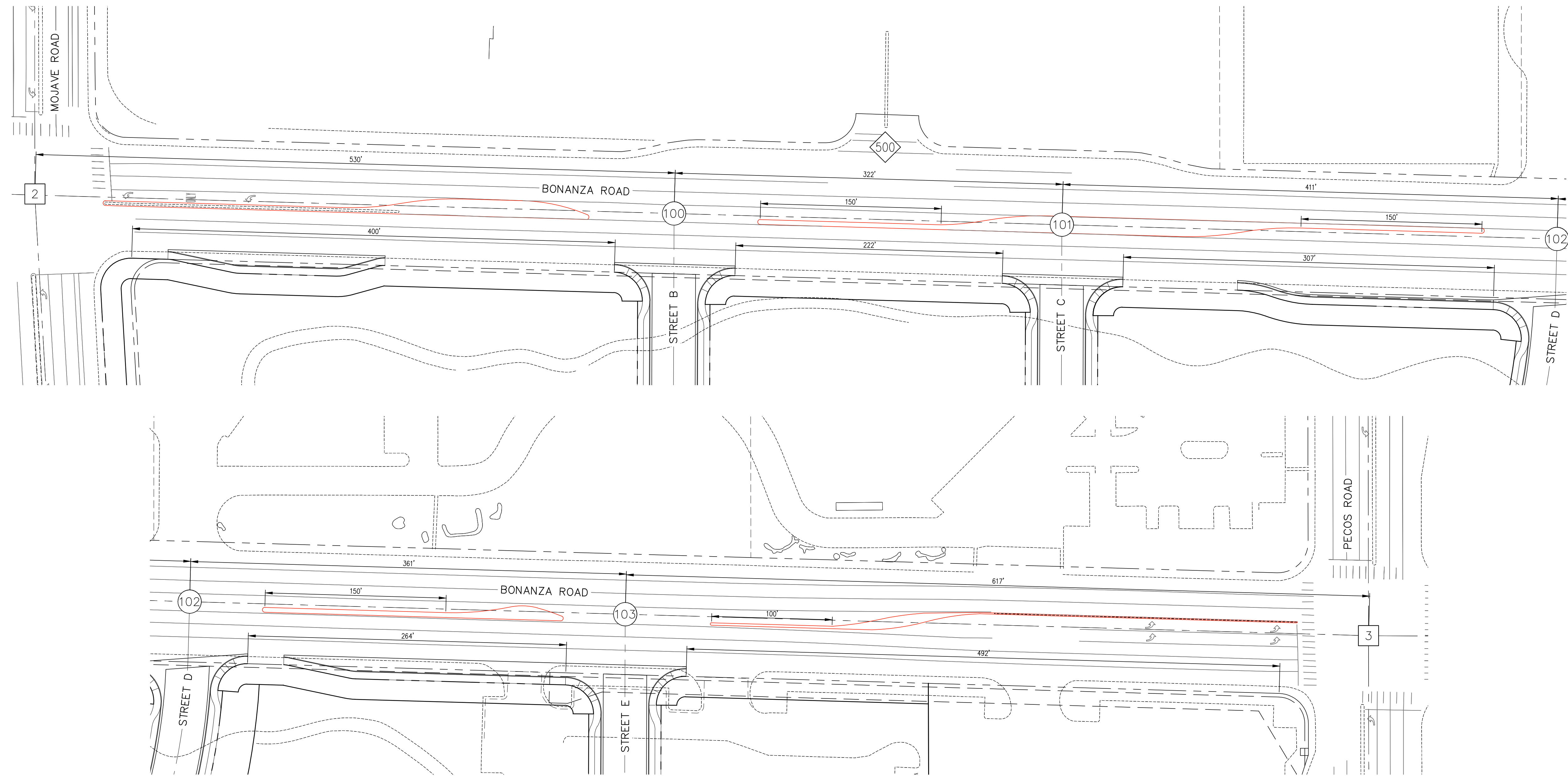
Sincerely,



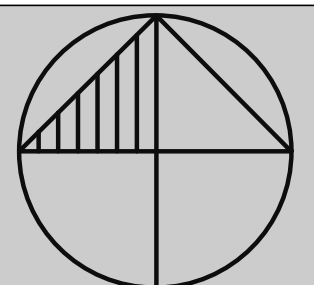
Keith Letus, P.E.
Engineering Project Manager
Transportation Engineering Division

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

DESERT PINES MEDIAN PHASING EXHIBIT



NOTE: THE EXISTING EB LEFT TURN MOVEMENTS AT INTERSECTION #500 WILL BE REDIRECTED AS AN EB U-TURN AT INTERSECTION #102
 NOTE: THE EXISTING SB LEFT TURN MOVEMENTS AT INTERSECTION #500 WILL BE REDIRECTED AS A WB U-TURN AT INTERSECTION #2



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