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February 9, 2026

Philip D. Wakefield, P.E.  
Blue Diamond Civil Engineering  
9816 Gilesbie Street, Suite 120  
Las Vegas, Nevada 89183

**RE: Traffic Impact Analysis for Durango US95 Hotel, 24-0665-SDR1,  
TIA76283**

Dear Mr. Wakefield:

The Traffic Engineering Division has reviewed the traffic impact analysis for Durango US95 Hotel dated October 21, 2025. This development is located at the northwest corner of Oso Blanca Road and Grand Montecito Parkway and consists of a 117-room hotel. The analysis is accepted with the following conditions:

1. This development is subject to the Traffic Signal Impact Fee 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. No additional right-of-way dedication is needed for exclusive right turn lanes, bus turnouts, or dual lefts.
3. The development will access Oso Blanca Road via two (2) driveways. These driveways are to be shared with the adjacent parcel per Parcel Map Book 123 Page 80.
  - a. The new driveway will be at the intersection of Oso Blanca Road and Grand Montecito Parkway. This driveway will be allowed full access at this time. Access may be restricted in the future at the discretion of the City Traffic Engineer. The development shall modify the traffic signal and pavement markings to accommodate the new driveway:
    - i. North leg: Provide one left-turn lane, one through lane, and one right-turn lane for vehicles exiting the site. Provide one lane for vehicles entering the site. Outbound and inbound traffic shall be separated by a median. Grant additional easements to the City for traffic signal appurtenances including detector loops on private property. Pavement markings and advance lane signage shall be privately maintained.

- ii. West leg: No pedestrian crossing to be provided. Pedestrians should be directed to use the crosswalk on the east leg of the intersection (see also February 12, 2025, Planning Commission letter Condition #15 for required sidewalk improvements). Provide yellow centerline “cat-tracks” markings for EB left turns through the intersection.
  - iii. South leg: Provide dual left-turn lanes and one through lane. Lane modifications shall include adjustments to the “cat tracks” markings through the intersection.
  - iv. East leg: Convert the existing right through lane to a combined through/right-turn lane. Re-stripe WB bike lane approach to the intersection. Remove WB bike lane markings through the intersection.
- a. The existing driveway on Oso Blanca Road approximately 625 feet east of Durango Drive is restricted to right-in/right-out only.
4. The analysis shows an unacceptable LOS at the Oso Blanca Road and Durango Drive intersection. As this LOS will exist without the development, no mitigation is required.

Oso Blanca Road is NDOT. The following comments were received from Martin Strganac, District 1 Engineer at NDOT (CLV057-25 letter dated February 5, 2026):

1. *The project proposes a new access on Oso Blanca Road by constructing the north leg onto the existing signalized intersection of Oso Blanca Road and Grand Montecito Parkway. This intersection is located approximately 1,050 feet east of the intersection of Oso Blanca Road and Durango Drive.*
2. *For the north leg of the intersection described in Condition #1, the project shall include the following improvements:*
  - a. *Provide one left-turn lane, one through lane, and one right-turn lane for vehicles exiting the site.*
  - b. *Outbound and inbound traffic shall be separated by a median.*
  - c. *The project shall re-stripe the existing bike lane and install appropriate signage.*
3. *The project also proposes to use an existing right-in/right-out driveway along westbound Oso Blanca Road located approximately 625 feet east of Durango Drive via shared access with the adjacent property to the south.*
4. *An Encroachment Permit from NDOT will be required for any work performed within State right-of-way. Review during the Encroachment Permit process may result in further modification to the proposed improvements, or denial. This letter shall accompany any permit submittals for this project.*
5. *This approval is valid for twelve (12) months from the date of this letter. Encroachment permits associated with this approval shall be submitted by this date, any submittals associated with this approval submitted after this date shall require an update to this*

*request. Any changes in use, traffic patterns or trip generation shall require an update to this request.*

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](mailto:kletus@LasVegasNevada.gov) and Cesar A. Lopez at [calopez@LasVegasNevada.gov](mailto: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.  
Marc Cutler, P.E.  
Cesar A. Lopez, P.E.  
Joshua Edelman, P.E.  
Martin Strganac, P.E. (NDOT)  
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