



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District 1
P. O. Box 170
Las Vegas, NV 89125

JOE LOMBARDO
Governor

TRACY LARKIN THOMASON, P.E. Director

02/05/2026

In Reply Refer to:

Keith Letus, P.E.
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

TS: CLV057-25

Subject: Traffic Impact Study
Durango US95 Hotel (Sealed10-21-25)
Oso Blanca Road (FRCL23) and Durango Drive
Prepared by Blue Diamond Civil Engineering

Dear Mr. Letus,

The Nevada Department of Transportation has reviewed the Traffic Impact Study for the above referenced project. The study is approved subject to the following conditions:

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 only 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 approval 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.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

DocuSigned by:
Martin Strganac
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Martin Strganac, P.E.
District I Engineer

cc: Christopher Bell and Shaza Elshazli, NDOT
Philip D. Wakefield, Blue Diamond Civil Engineering