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May 28, 2024

Robert C. Hosea, P.E.
VTN
2727 S. Rainbow Boulevard
Las Vegas, NV 89146

RE: Traffic Impact Study and Addendum for Charleston and Jones, 24-0337-EOT, TIA76225

Dear Mr. Hosea:

The Transportation Division of the City of Las Vegas has reviewed the amended traffic impact study for a convenience store with gas sales on the southeast corner of Charleston Boulevard and Jones Boulevard. This development is proposed to consist of a 3,536 square foot convenience store with 8 fueling positions and a 2,294 square foot retail building. The site is shared with an existing office building, currently occupied by Asher College. The study has been accepted, with the following conditions:

1. Additional rights-of-way in accordance with Clark County Area Standard Drawing #201.1 or #234 are not required at this time.
2. Access to the development is proposed to be provided by one existing driveway on Charleston Boulevard and two existing driveways on Jones Boulevard. All three driveways are restricted to right turns only by existing medians in Charleston Boulevard and Jones Boulevard. Any movements may be restricted or required in the future as determined by the City Traffic Engineer or, on Jones Boulevard, by the Nevada Department of Transportation (NDOT).
3. The development is proposed to take place on two separate parcels. The convenience store and the driveway on Charleston Boulevard are located on the northern parcel; the retail building, the existing office building and the two driveways on Jones Boulevard are located on the southern parcel. Cross-access between the parcels shall be maintained in a manner acceptable to the City Traffic Engineer and NDOT.
4. On-site queues are not permitted to impact traffic in the public rights-of-way.
5. The analysis indicates that in the PM peak hour, the intersection of Charleston Boulevard and Jones Avenue operates at a level-of-service of E in the existing scenario and F in the background and background with project scenarios. As this is an existing condition, no mitigation is required at this time.
6. The analysis indicates that at the intersection of Charleston Boulevard and Jones Avenue, the desired storage for eastbound left turns is 225 feet with 200 feet provided; and the desired storage for westbound lefts is 325 feet with 200 feet provided. As these are existing conditions, no mitigation is required at this time.
7. Jones Boulevard is an NDOT facility in this vicinity. Comply with NDOT requirements for any work in State rights-of-way.

This amended study was also reviewed by Martin Strganac, P.E., NDOT District 1 Assistant District Engineer, with the following conditions:

1. The project proposes to use two existing right-in/right-out only driveways along northbound Jones Boulevard located approximately 285 feet and 580 feet south of Charleston Boulevard. The driveways shall conform to Clark County Area Uniform Standard Drawings.
2. The project shall ensure the sidewalk along the property's Jones Boulevard frontage complies with PROWAG standards.
3. An Encroachment Permit from NDOT will be required for any work within State right-of-way. Review during the Encroachment Permit process may result in further modification to the proposed improvements, or denial.
4. 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 the request. Any changed in use, traffic patterns or trip generation shall require an update to this request.

This acceptance does not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this amended traffic study may be 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 229-2452 if you have any questions.

Sincerely,



Rick Schroder, P.E.
Transportation Planning

RES

cc: Joseph Norby, P.E.
Sean Robinson, P.E.
Keith Letus, P.E.
Bart Anderson, P.E.
Lucien Paet, P.E.
Angela Parsons, NDOT
file