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March 5, 2026

Ted T. Egerton, P.E.
Lochsa Engineering
6345 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89118

**RE: Traffic Impact Analysis for Somerset Academy Lone Mountain
Campus, 24-0551-SDR1, TIA54301-1**

Dear Mr. Egerton:

The Traffic Engineering Division has reviewed the traffic impact analysis for Somerset Academy Lone Mountain Campus dated November 6, 2025. This development is located at the southeast corner of Red Coach Avenue and Balsam Street and consists of a 23,109 sq-ft addition to an existing public charter school. 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 dedications for right-turn lanes, bus turnouts, or dual-left turn lanes are needed at this time.
3. Access to the school will be provided by one existing driveway on Balsam Street, one proposed driveway on Red Coach Avenue, and one existing driveway on Rainbow Boulevard. The existing driveway on Balsam Street is located near the south property line and is in-only. The proposed driveway on Road Coach Avenue is near the east property line and is out-only. The existing driveway on Rainbow Boulevard is near the center of the Rainbow frontage and accommodates all movements. Left turns will be permitted at all driveways at this time. Any movements may be restricted in the future as determined by the City Traffic Engineer.
4. The developer shall remove the existing driveway on Balsam Street near the center of the Balsam frontage.
5. For the student drop-off and pick-up operation, the school will use a counterclockwise circulation, entering at the driveway on Balsam Street, wrapping around the perimeter of the property, and exiting from the driveway on Red Coach Avenue. The driveway on Rainbow Boulevard may not be used during the drop-off and pick-up times.
6. No queues will be permitted to extend into the public right-of-way.

7. The school shall have a maximum of 700 students entering or released at a single bell time. Bell times shall be a minimum of 30 minutes apart.
8. The developer must install no parking and school zone signage on Red Coach Avenue and modify the existing signage on Balsam Street to extend along the entire frontage of the school.
9. The developer must modify the west leg of the intersection of Red Coach Avenue and Rainbow Boulevard to provide exclusive left-turn and right-turn lanes in the EB direction for 150-ft. The developer shall coordinate with Clark County Public Works to add additional pavement to the north side of Red Coach Avenue to accommodate the additional travel lanes (see attached exhibit).

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 and Cesar A. Lopez at calopez@LasVegasNevada.gov if you have any questions.

Sincerely,



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

Attachment (1)

cc: Ravi Seera, P.E.
Lucien Paet, P.E.
Cesar A. Lopez, P.E.
Joshua Edelman, P.E.
Kent Chang, P.E. (Clark County)
file

Clark County = north side of Red Coach Ave CL

City of Las Vegas = south side of Red Coach Ave CL

Pavement transition per CCPW requirements.

Add pavement to north side of CL, to accommodate 1 WB lane, and 2 EB lanes (1 left turn, 1 right turn)

