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March 19, 2026

Demetrius K. Karanikolas, P.E.
Lochsa Engineering
6345 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89118

RE: Traffic Impact Analysis for Rancho Apartments Phase III, 25-0513-SDR1, TIA76121-2

Dear Mr. Karanikolas:

The Traffic Engineering Division has reviewed the traffic impact analysis for Rancho Apartments Phase III dated September 2, 2025 (stamped December 17, 2025). This development is located at the southwest corner of Airport Drive and Rancho Drive and consists of 252 multi-family units. 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. A bus shelter pad easement shall be granted to the RTC adjacent to the existing bus turnout on Rancho Drive. The development shall construct a bus shelter pad within the easement.
3. The development will have one access on Airport Drive. Access on King Air Place is for emergency vehicles only. Both Airport Drive and King Air Place are private streets belonging to the Commercial Subdivision.
4. Residents of the development shall be provided “clickers” to open the gated entry on Airport Drive. Vehicle queues are not permitted to extend into Airport Drive.
5. The development shall modify the existing centerline striping on Airport Drive between Rancho Drive and Air Center Drive to remove the center two-way left-turn lane and replace with a Type 1 Centerline per RTC DWG 244, in order to eliminate left-turn conflicts between vehicles turning left into this development and vehicles turning left into Phase 1 on the north side of Airport Drive. The centerline striping shall transition back to a center left-turn lane per RTC DWG 245 sheet 2 on the east leg of the Airport Drive/Air Center Drive intersection.

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 if you have any questions.

Sincerely,



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

cc: Ravi Seera, P.E.
Lucien Paet, P.E.
Cesar A. Lopez, P.E.
Joshua Edelman, P.E.
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