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March 19, 2026

Piero Basic-Ravina, P.E.
Lochsa Engineering
6345 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89118

**RE: Gated Queuing Analysis for UMC Tonopah Wellness Parking
Garage, 24-0390-SDR1, TIA76287**

Dear Mr. Basic-Ravina:

The Traffic Engineering Division has reviewed the gated queuing analysis for UMC Tonopah Wellness Parking Garage dated January 28, 2026. This development is located at the southeast corner of Wellness Way and Tonopah Drive and consists of a 5-story, 800-stall parking garage. 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. The site driveway will be on Wellness Way approximately 160 feet east of Tonopah Drive and will be allowed unrestricted movements at this time. These movements may be restricted in the future at the determination of the City Traffic Engineer.
3. The analysis shows that a minimum queue length of 50 feet is required. The site plan shows a driveway throat depth of over 64 feet is provided, which satisfies the minimum queue length requirement.
4. Vehicle queues are not permitted to reach the public right-of-way.

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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