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March 23, 2026

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

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

Dear Mr. Karanikolas:

This is a revised letter to replace the letter sent March 19, 2026. 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 will coordinate with the commercial subdivision to modify the centerline striping on Airport Drive (private street) to address left-turn conflicts as proposed in the analysis.

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](mailto: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.  
file