

398-B481

April 7, 2026

Keith Letus, P.E.
Department of Public Works
City of Las Vegas
495 S. Main Street, 5th Floor
Las Vegas, NV 89101

**Re: Queuing Analysis for Rise on the Strip Drive Through Window
(APN 162-03-410-007)**

Dear Mr. Letus:

This is to provide a Queueing Analysis for the Proposed Drive Through Window at Rise on the Strip Dispensary located at 2307 South Las Vegas Boulevard (APN 162-03-410-007). The proposed drive through window will only be for online order pick-ups to reduce on-site queuing demands. Per Code 882 – Cannabis Dispensary of ITE’s *Trip Generation* (12th Edition), the 3.2 ksf dispensary is estimated to generate 35 (18 in & 17 out) AM peak hour trips and 84 (43 in & 41 out) PM peak hour trips as shown in **Table 1**.

Based on client supplied data from similar local Roll Thru locations, the estimated drive through capture rate is 26% and will average approximately two minutes per transaction. Using transaction data from the subject location, the drive through demand is estimated to be 60 daily transactions.

Table 1. Project Trip Generation

Use	ITE Code	Indep. Variable	Trip Rates						Trip Generation				
			Daily	AM Peak			PM Peak			Daily	AM Peak		PM Peak
				Rate	Enter/ Exit		Rate	Enter/ Exit			In / Out	In / Out	
Cannabis Dispensary	882	3.2 Ksf	227.76	10.60	52% / 48%		25.60	51% / 49%		740	18 / 17		43 / 41
Grand Totals		3.2 Ksf								740	35		84



Queuing Analysis

The queuing analysis will estimate future drive through vehicle demand using the more conservative ITE Peak hour volume estimates, as compared to the subject property's transaction data. Based on the 43 PM peak hour trips and a 26% capture rate, the estimated drive through demand equals 12 cars per hour, or 1 car every 5 mins.

Based on these assumptions, the queuing demand is calculated using the following equation and methodology from the 1988 Institute of Transportation Engineers (ITE) publication, *Transportation and Land Development*:

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho} \right] - 1$$

Where: N = number of service channels (1 drive-in position)
q = demand rate on the system (12 vehicles per hour)
Q = service rate per channel (30 vehicles per hour)
 $\rho = \frac{q}{NQ} = \text{coefficient of utilization} = \frac{12}{1(30)} = 0.4$

Q_M = function of utilization rate and service position as shown in Table 8-11 of *Transportation and Land Development*, 1988 = 0.4

$$99^{\text{th}} \text{ Percentile Queue} = M_{99} = \left[\frac{\ln(0.01) - \ln(0.4)}{\ln(0.4)} \right] - 1 = 3.03, \text{ say 4 vehicles}$$

The number of vehicles in the queue would be expected to exceed 4 vehicles less than 1% of the time. As shown in the attached Queuing Exhibit, the site can accommodate over 400 feet of queueing (16 vehicles) without impeding traffic around the on-site circulation aisle.

Please let us know if any additional information or analyses are needed at this time. Thank you for your cooperation and attention to this matter.

Cordially,

GCW, INC.

Henry Schlierkamp, P.E.
Senior Engineer

cc: Robert Flaxa, GCW
John R. Tobin, GCW





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CORRECTED LETTER

March 10, 2026

Chetak Development Corporation
c/o MFRE,
1129 South Casino Center Boulevard
Las Vegas, Nevada 89104

**RE:26-0033-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - APRIL 2026**

Dear Applicant,

Your Land Use Entitlement project request FOR A PROPOSED DRIVE THROUGH AND PARKING LOT RECONFIGURATION on 1.89 acres at 2233, 2235, 2301, 2307, 2309 and 2315 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Diaz).

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/11/26, except as amended by conditions herein.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to, or concurrent with, the issuance of any building permits.”

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7. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Submit a queuing analysis to the Transportation Engineering Division to demonstrate adequate on-site storage capacity. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the operations on this site. The queuing analysis must receive approval prior to issuance of permits.
10. Perpetual access to and from all lots comprising this site shall be provided. The recordation of a consolidation map will comply with this requirement.

Fire & Rescue

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Department of Community Development staff on **March 10, 2026** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:
Hailey Shinton
GCW, Inc
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

