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May 14, 2026

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

RE: Traffic Impact Analysis for Imagine Schools Expansion, 24-0288-SDR1, TIA01775-1

Dear Mr. Basic-Ravina:

The Traffic Engineering Division has reviewed the traffic impact analysis for Imagine Schools Expansion dated April 2, 2026. This development is located at the east corner of Rome Boulevard and Grand Montecito Parkway and consists of an addition of modular buildings totaling 640 sq. ft. to an existing private school.

Staff from the Transportation Engineering Division were present on May 13, 2025, to observe morning drop-off and afternoon pick-up operations at the school. Staff observations were consistent with the observations in the analysis on January 8, 2026. Pick-up and drop-off queues did not extend into the public right-of-way on Grand Montecito Parkway or extend into Deer Springs Way from Doe Brook Trail. Vehicles were observed to be illegally parked on Grand Montecito Parkway while drivers waited for their assigned pick-up window to open. A tenant from the adjacent commercial development to the north, which shares its only driveway with the school, expressed concerns regarding inbound access to the commercial development when outbound vehicles from the school block the shared private intersection for inbound vehicles turning left.

The analysis is accepted with the following conditions:

1. This development previously contributed \$6,946.40 towards area traffic mitigation based on 400 students per TIA01775 approval letter dated September 26, 2003. Because the modular buildings are offices and will not increase the student capacity, no additional traffic signal contributions are required at this time.
2. The analysis recommends the developer install flexible posts along Grand Montecito Parkway to prevent illegal parking in the bike lane. However, the existing travel lanes and bike lanes are too narrow to accommodate the addition of bollards at this time. The existing No Parking, Stopping, or Standing signs along Grand Montecito Parkway must suffice. No improvements are recommended at this time.

3. The developer will coordinate with the commercial subdivision to install internal signage and pavement markings to alert outbound drivers from blocking access to inbound left-turning vehicles 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 or operation 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.
Joshua Edelman, P.E.
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