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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 Advent United Methodist Mixed Use
aka A Place to Call Home, 23-0499-SDR1, TIA76228, NDOT CLV009-24**

Dear Mr. Basic-Ravina:

The Traffic Engineering Division has reviewed the traffic impact analysis dated February 23, 2024, together with the pedestrian crossing evaluation dated April 23, 2026. The development, located at the southeast corner of Jay Avenue and Rancho Drive, consists of an existing church plus the addition of 51 multi-family dwelling units, a 2,450 square foot day care, and a 1,200 square foot medical clinic. 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. This parcel is currently served by three driveways: one on Rancho Drive and two on Jay Street. This project will remove the western driveway on Jay Street, leaving the other two existing driveways. The driveway on Rancho Drive is currently restricted to right-turns only by the existing median in Rancho Drive. The driveway on Jay Street is permitted all movements at this time. These movements may be restricted in the future at the determination of the City Traffic Engineer.
3. The pedestrian crossing evaluation recommended no marked crosswalk on Rancho Drive. This satisfies the requirement of 23-0499-SDR1 Condition #18. No pedestrian crossing improvements are required.
4. The following conditions were received from NDOT on May 6, 2024 (CLV009-24). Adherence to these conditions will satisfy 23-0499-SDR1 Condition #16:

NDOT #1: The project proposes to use an existing right-in/right-out only driveway along northbound Rancho Drive located approximately 270 feet south Jay Avenue. The driveway shall conform to Clark County Area Uniform Standard Drawings.

NDOT #2: The project proposes to construct an exclusive right-turn lane from northbound Rancho Drive to eastbound Jay Avenue, with the existing RTC bus stop located in this right-turn lane. The project shall maximize its length within the available project frontage on Rancho Drive between the driveway noted in [NDOT] Condition #1 and Jay Avenue. This right-turn lane with bus turn-out shall conform to Clark County Area Uniform Standard Drawings. The project shall coordinate with the City of Las Vegas regarding dedication of right-of-way for the improvements.

NDOT #3: The project shall construct streetlighting, sidewalk, curb and gutter in compliance with PROWAG standards along the property's entire frontage on Rancho Drive.

NDOT #4: The Department acknowledges that the City of Las Vegas is requiring the project to provide a pedestrian safety and circulation plan, and that this plan is required to provide recommendations regarding a possible pedestrian crossing of Rancho Drive. The project shall submit the pedestrian analysis to NDOT as an update to this Traffic Impact Study (CLV009-24) prior to applying for an NDOT Encroachment Permit for the roadway modifications listed in [NDOT] Conditions #1-3.

NDOT #5: An Encroachment Permit from NDOT will be required for any work performed within State right-of-way. Review during the Encroachment Permit process may result in further modification to the proposed improvements, or denial.

NDOT #6: This approval is valid for twelve (12) months from the date of this letter [May 6, 2024]. Encroachment permits associated with this approval shall be submitted by this date, any submittals associated with this approval submitted after this date shall require an update to this study. Any changes in use, traffic patterns or trip generation shall require an update to this study.

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: Angela Parsons (NDOT)
Ted Egerton, P.E. (Lochsa)
Ravi Seera, P.E.
Lucien Paet, P.E.