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April 21, 2026

Philip Wakefield, P.E.
Blue Diamond Civil Engineering
9816 Gilespe St. Suite #120
Las Vegas, Nevada 89183

**RE: Traffic Impact Analysis for The Learning Center at Fort Apache,
23-0590-SDR1, 25-0019-SDR1, TIA76288**

Dear Mr. Wakefield:

The Traffic Engineering Division has conducted a preliminary review the traffic impact analysis for The Learning Center at Fort Apache dated January 13, 2026. This development is located at the northeast corner of Horse Drive and Fort Apache Road and consists of a 10,000 square-foot Day Care Center. Please address the following items and re-submit the revised analysis to continue the review:

1. In Section 2 of the report (Intersection Descriptions), please accurately describe the intersections with the current lane configurations. All except the north leg have shared through/right turn lanes at the Sky Pointe Drive/Horse Dive and Fort Apache Road intersection. Additionally, an exclusive right turn lane exists for the southbound approach. The number of lanes described for the Skye Canyon Park Drive and Fort Apache Road intersection does not appear to be accurate.
2. The report models the Sky Pointe Drive/Horse Drive and Fort Apache Road intersection as a signalized intersection although it is running on flashing red and therefore should be modeled as an all-way stop. A recommendation to keep it as-is or convert this to a fully functioning traffic signal should be made in the next submittal. If it is recommended to be converted to a fully signalized intersection, the applicant may be responsible for such conversion. Westbound right turns on red may be prohibited due to sight visibility constraints.
3. The report references Horse Drive as an 80-foot right-of-way where it is a 60-foot right-of-way with 10-foot roadway easements on each side. It is not anticipated that an additional 10 feet is needed for an exclusive right turn lane is required. However, if an exclusive right turn lane were constructed, a Traffic Signal Chord Easement would be required.

4. The striping exhibit for creating the left turn lane into the site should be modified to provide 50 feet for westbound lefts at Fort Apache Road and 50 feet for eastbound lefts into the project site driveway. Additionally, a modification to on-street parking along the south side of Horse Drive is required to allow for the left turn lane into the site.

When a revised analysis is received, it will be re-reviewed and additional issues may be brought to your attention at that time. 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.
Michelle Thung, P.E.
Marc Cutler, P.E.
Joshua Edelman, P.E.
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