



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District 1
P. O. Box 170
Las Vegas, NV 89125

JOE LOMBARDO
Governor

TRACY LARKIN THOMASON, P.E. Director

02/20/2026

In Reply Refer to:

TS: CLV001-26

Mr. Keith Letus, P.E.
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Subject: Traffic Impact Study
The Learning Experience (Sealed 1-13-2026)
Fort Apache Road (FRCL24) and Horse Drive
Prepared by Blue Diamond Civil Engineering

Dear Mr. Letus,

The Nevada Department of Transportation has reviewed the Traffic Impact Study for the above referenced project. The study is approved subject to the following conditions:

1. The project proposes no new access locations on Fort Apache Road. The new access location is proposed on Horse Drive located approximately 220 feet east of the intersection of Fort Apache Rd and Horse Drive, outside Department right-of-way.
2. The project shall ensure the sidewalk along the property's Fort Apache Road frontage complies with PROWAG standards.
3. The project should submit a TIS scope to NDOT prior to future full parcel buildout.
4. 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. This approval letter shall accompany any permit submittals for this project.
5. This approval is valid for twelve (12) months from the date of this letter. 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 request. Any changes in use, traffic patterns or trip generation shall require an update to this request.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

DocuSigned by:
Martin Strganac
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Martin Strganac, P.E.
District I Engineer

cc: Christopher Bell and Shaza Elshazli, NDOT
Philip Wakefield, Blue Diamond Civil Engineering

pl/ap