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June 3, 2026

Ted Egerton, P.E.  
Lochsa Engineering  
3645 South Jones Boulevard, Suite 100  
Las Vegas, Nevada 89118

**RE: Traffic Impact Analysis for 1701 Las Vegas Boulevard, 23-0598-SDR1, TIA76200-1**

Dear Mr. Egerton:

This letter replaces the TIA76200-1 acceptance letter dated March 13, 2024. The Traffic Engineering Division has reviewed the traffic impact analysis update for 1701 Las Vegas Boulevard dated February 28, 2024, together with the Amendment to Agreement Creating Mutual Easements re-recorded on December 19, 2025, as 20251219:00736 (“Agreement”). The analysis is accepted with the following conditions:

1. Additional rights-of-way in accordance with Clark County Area Standard Drawing #201.1 or #234 are not required at this time.
2. The site is currently served by one driveway on Oakey Boulevard, as well as the alley to the east of the site. With this development, the driveway on Oakey Boulevard will be removed and replaced with standard curb and sidewalk. No parking will be provided on site. Taxi/rideshare drop-off and pick-up, and possibly some deliveries, will occur on the adjacent parcel to the west via the existing driveway on Las Vegas Boulevard. The Agreement outlines an area for access, ingress, and egress to and from the roadways and between the business establishments of the adjacent parcels. Exhibit 3 of the Agreement provides 2 new compact parking spaces and 1 ADA parking space for use by the development (see attachment).
3. The developer shall install custom “NO PARKING, STOPPING, OR STANDING” signs along the development’s frontage of Oakey Boulevard (see attachment).
4. On-site queues from drop-off/pick-up operations in the Agreement area are not permitted to impact traffic in the public right-of-way. Drop-off/pick-up operations by taxis or rideshare are not permitted in the public right-of-way.

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](mailto:kletus@LasVegasNevada.gov) if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Keith Letus". The signature is written in a cursive style with a small mark above the 'i' in "Letus".

Keith Letus, P.E.  
Engineering Project Manager  
Transportation Engineering Division

Attachments:

1. Exhibit 3 from Agreement 20251219:00736
2. CLV custom sign R7-401

cc: Ravi Seera, P.E.  
Lucien Paet, P.E.  
Omar Quassani  
file





R7-401  
(12" x 18")  
(18" x 24")