

**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**





## MEMORANDUM

Department of Public Works – Transportation Division

Date: October 6, 2022

Re: Vegas Rising Traffic Impact Study Non-Technical Summary

### Background

Vegas Rising is a mixed-use development planned to contain 1,341 multi-family units and 85,000 square feet of retail. It is bounded by Richfield Blvd on the west, Wilmington Way on the north, Wyandotte St to the east, and extending one row of lots south of Milo Way. A connection to Rancho Dr is proposed by extending Wyandotte St to the south. A Traffic Impact Study, TIA76156, was performed by the developer's consultant, Kimley-Horn & Associates, and was approved by the City of Las Vegas

The project is expected to generate 564 net new trips in the AM peak hour and 750 net new trips in the PM peak hour. The net increase in Average Daily Trips (ADT) is 9,878; note that in a Traffic Impact Study, analysis is based on the peak hours rather than the ADT, and on intersections rather than street segments. Level Of Service (LOS) is based on average delay per vehicle, with A being best and F being worst. Per the guidelines from the Regional Transportation Commission, the target LOS is C, with an LOS of D as acceptable. Note that is for an intersection, not every individual movement.

**Table 1 – Project Trip Generation**

ITE Code	Description	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
220	Multifamily Housing (Low-Rise)	456 Units	44	138	182	147	86	233
221	Multifamily Housing (Mid-Rise)	885 Units	75	252	327	210	135	345
821	Shopping Plaza (40-150k)	85,000 SF	91	56	147	216	225	441
Internal Capture			6	6	12	81	81	162
Proposed Total Trips			204	440	644	492	365	857
210	Single-Family Detached Housing (Existing Land Use)	114 Units	21	59	80	67	40	107
Net Proposed New Trips			183	381	564	425	325	750

### Trip Distribution

The study assumed that 50% of the trips to and from the development would be to and from I-15. Of the remainder, 15% would use Sahara Ave. to the east, 15% would use Sahara Ave. to the west, 10% would use Rancho Dr. to Desert Inn Rd, 2% would use Rancho Dr. to Sirius Ave. and the final 8% would use Rancho Dr. north of Sahara Ave.

### Wilmington Way and Richfield Boulevard

The study assumed that the 15% of the traffic going to and from the west on Sahara Avenue would use Fairfield Blvd; 10% using Milo Way and 5% using Wilmington Way. At the intersection of Wilmington Way and Richfield Blvd., total traffic is expected to increase from 210 to 314 in the AM peak hour and from 301 to 331 in the PM peak hour. Delays at this intersection are expected to increase but remain

Item 42a-e

acceptable. The worst delay is expected to be eastbound Wilmington Way in the AM peak hour, which will go from an average delay of 12.3 seconds to an average delay of 14.0 seconds, both LOS B.

#### **Wilmington Way and Wyandotte Street**

The study assumed that of the 15% of the traffic going to and from west Sahara Ave., 5% would use Wyandotte St. to Wilmington Way, and that of the 73% of the traffic going through the Sahara Ave/Rancho Dr intersection, 25% would use Wyandotte Way to Teddy Dr. So, 30% of the project traffic is expected to use the Wilmington/Wyandotte intersection. Total traffic at the intersection is expected to increase from 607 to 981 in the AM peak hour and from 836 to 1,264 in the PM peak hour. Delays at this intersection are expected to increase but remain acceptable. The worst delay is expected to be northbound Wyandotte St. in the PM peak hour, which will go from an average delay of 10.4 seconds (LOS B) to an average delay of 16.6 seconds (LOS C).

#### **Wyandotte Street/Kings Way and Teddy Drive**

The study assumed that of the 73% of the traffic going through the Sahara Ave/Rancho Dr intersection, 25% would use Wyandotte Way to Teddy Dr and 48% would use Rancho Dr. to Teddy Dr. 10% of Rancho traffic going to the site would use Teddy Dr. and 38% only use Rancho. All of the outbound traffic would use Teddy Dr. So, 30% of the project traffic is expected to use the Wilmington/Wyandotte intersection. Total traffic at the intersection is expected to increase from 251 to 436 in the AM peak hour and from 223 to 463 in the PM peak hour. Delays at this intersection are expected to increase but remain acceptable. The worst intersection delay is in the AM peak hour, which will go from an average delay of 13.2 seconds (LOS B) to an average delay of 16.3 seconds (LOS B).

#### **Wyandotte Street and Rancho Drive**

The study assumed that of the 73% of the traffic going through the Sahara Ave/Rancho Dr intersection, 48% would use Rancho Dr. to Teddy Dr. The 12% of traffic going to the south would also use Rancho. Total traffic at the intersection is expected to increase from 351 to 879 in the AM peak hour and from 396 to 1,390 in the PM peak hour. There is no intersection today. With the project, the worst delay is for the eastbound lefts (on Wyandotte to northbound Rancho Dr.), with an average delay of 73.5 seconds (LOS D). This is considered to be acceptable as the overall intersection delay is still low at 9.1 seconds (LOS A).



**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)

702.792.7050

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Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

October 10, 2022

**VIA EMAIL – [ldholmes@lasvegasnevada.gov](mailto:ldholmes@lasvegasnevada.gov)**

Ms. LuAnn Holmes, City Clerk  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

***Re: Hold Letter – Vegas Rising (22-0441-GPA1, 22-0442 and 22-0450)  
City of Las Vegas Planning Commission hearing on October 11, 2022***

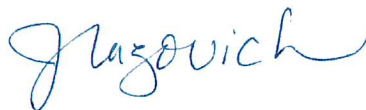
Dear Ms. Holmes:

We are respectfully requesting that Items 39, 40 and 44, which are companion items to the same project, be held until the City of Las Vegas Planning Commission hearing on November 15, 2022. As these applications are related, we would request that all items be held. The applicant will be holding a voluntary neighborhood meeting before the next hearing.

Thank you.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/jmd

cc: Peter Lowenstein ([plowenstein@lasvegasnevada.gov](mailto:plowenstein@lasvegasnevada.gov))  
Fred Solis ([fsolis@lasvegasnevada.gov](mailto:fsolis@lasvegasnevada.gov))

Submitted after final agenda

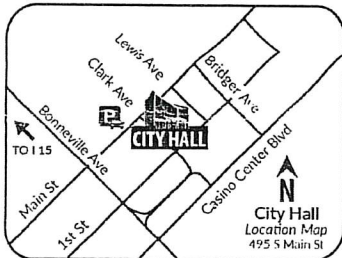
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10/10/2022

Item 39, 40a-e, 44

City of Las Vegas, Department of Community Development  
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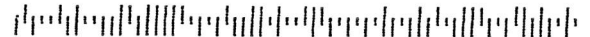
I OPPOSE  
this Request

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**22-0442 and 22-0442-ZON1 and 22-0442-SUP1 and 22-0442-SUP2 and 22-0442-VAC1 and 22-0442-TMP1**

**Planning Commission Meeting of 10/11/2022**

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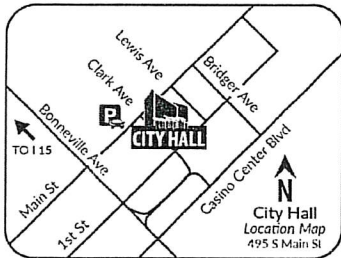
City of Las Vegas  
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22-0442  
16208210035  
MILLER MICHAEL W  
2705 NORTHAM ST  
LAS VEGAS NV 89102-5985

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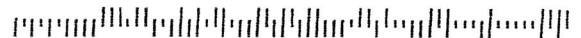
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2832 NORTHAM ST  
LAS VEGAS NV 89102-0130

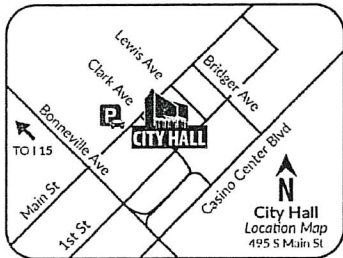
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*Too big a development,  
with way too much traffic  
for the neighborhood!*

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22-0442  
16208511009  
DORSEY RICHARD  
2820 ALCOA AVE  
LAS VEGAS NV 89102-6023

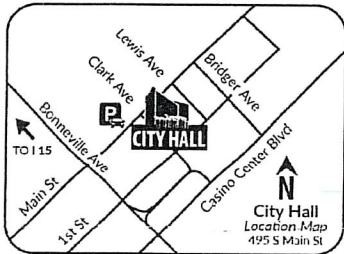
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22-0442  
16208211029  
GUTHRIE RONALD G  
CORDELL TERRANCE A  
3016 MILO WAY  
LAS VEGAS NV 89102-5982

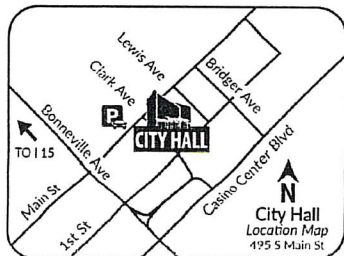


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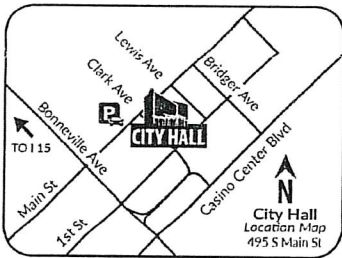
City of Las Vegas  
Department of Planning

22\_0442  
16208201003  
Occupant Space 320  
Meadows Mobile Home Park  
2900 South Valley View Boulevard  
Las Vegas, Nevada 89102

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22-0442  
16208511055  
BOYTER GARY L LIVING TRUST  
BOYTER GARY L TRS  
2725 MERRITT AVE  
LAS VEGAS NV 89102-6080

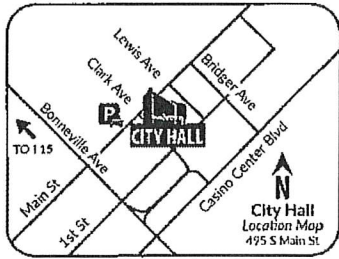
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16208113001  
ZEPEDA JORGE  
2620 CABOT ST  
LAS VEGAS NV 89102-5904

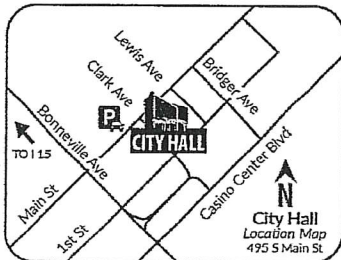


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STOCKMAN JOSEPH LYNN REV LIV TR  
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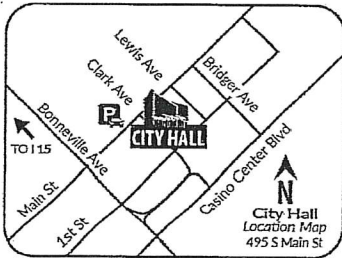
STOCKMAN JOSEPH LYNN TRS  
3204 WILMINGTON WAY  
LAS VEGAS NV 89102-0119



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Planning Commission Meeting of 10/11/2022

22-0442

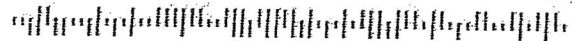
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WOO RUTH L & LAWRENCE C

3104 KINGS WAY

LAS VEGAS NV 89102-0156

22 HRDFNFI 89102



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City of Las Vegas  
Department of Planning

1. Build BLOCK WALL on Richfield - NO AUTO EXITS - ONLY FIRE GATE ON MILD OPENING.

City of Las Vegas, Department of Community Development 2. open Walkway only on TRONAST for school kids.

495 South Main Street  
Las Vegas, Nevada 89101

3. open backside of PALMS WAY for auto exit to WYANDOTTE ST.

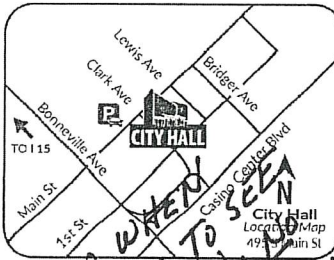
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4. POST- NOT TRUST on west side palms way, and Wilmington

5. Build UNDERGROUND or STRUCTURE for 100'-200' buildings.  
6. Put STOP sign on all cross streets (2way-4way) on Richfield  
TO SHOW DOWN TRAFFIC.

7. Project benefits NO ONE except Fischer Bros, Area 13,  
and Palace Station - for 1,000+ new customers

8. Are you aware some streets off Richfield, closest to Palace  
Station were gated off to traffic from A Station  
due to raising up residential streets to get to  
Richfield & then Sahara? Has Traffic study  
been done for all affected area?



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Planning Commission Meeting of 10/11/2022

9. Area quiet and low crime Now, project as is  
is TOO LARGE - GREED is not a virtue. - LOWER these  
buildings.

10. A Plus would be a grocery store, small like Sprouts, whole Foods, (MEXICAN)  
and a PARK like Bob Baskin (we have 2  
in area)

22-0442

16208210029

MORTON VINCENETTE FAMILY TRUST

MORTON VINCENETTE TRS

2817 NORTHAM ST

LAS VEGAS NV 89102-5986

Will lower property  
value! effect taxes?

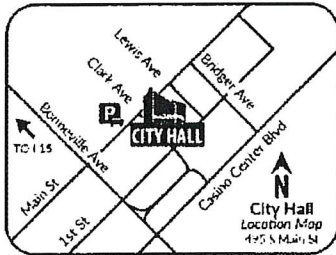
Morton  
10/2/2022

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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

Please use available blank space on card for your comments.

**22-0442 and 22-0442-ZON1 and 22-0442-SUP1 and 22-0442-SUP2 and 22-0442-VAC1 and 22-0442-TMP1**

**Planning Commission Meeting of 10/11/2022**

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City of Las Vegas  
Department of Planning

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Las Vegas, NV  
Permit No. 1630

22-0442  
16208210048  
ALLSUP SANDRA  
ABELL JERRY  
2705 YARDLEY ST  
LAS VEGAS NV 89102-0161



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Oct. 1, 2022

Joseph Lynn Stockman  
3204 Wilmington Way  
Las Vegas, NV 89102

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Department of Planning

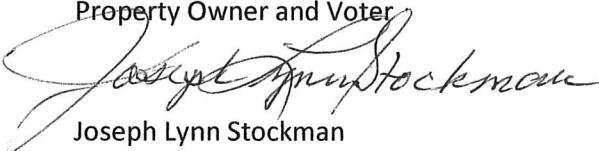
To:

City of Las Vegas Planning Commission  
495 S Main Street  
Las Vegas, NV 89101  
Parcel 162-08-210-044 Meadow Terrace

Attention: Commissioners

I have lived in this neighborhood since it was built in 1973 by developers and I do not consent to the changes in zoning status residential to commercial and/ or raise building height restrictions. To continue, due to the major impacts to property in the area and the school, this must be brought to a minority 80% approval vote by current established Property Owners in the area. This is a very poor way to increase Population Density for Ward voting in the area. Regarding: 22-0442- GPA1, 21-0442-ZON1, 22-0442-SUP1, 22-0442-SUP2, 22-0442VAC1, and/or 22-0442-TMP1. Currently the traffic and parking is highly congested with drop off and pick up at the school now.

Property Owner and Voter

  
Joseph Lynn Stockman

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