LTR PW 26-11566

Department of Public Works

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Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

March 9, 2026

Joseph D. Thomason P.E.
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ACCEPTANCE LETTER
MITIGATION FEE

SITE PLAN REVIEW AND MITIGATION FEE CALCULATION FOR A SINGLE-FAMILY HOME SUBDIVISION LOCATED NORTH OF CACTUS AVENUE AND EAST OF BUFFALO DRIVE WITHIN ENTERPRISE (ZC 25-0571, PUD 25-0572, WS 25-0573, TM 25-500142, PW 26-11566)

The site plan captioned above has been reviewed and accepted with the mitigation fee being calculated by the Development Review Division (DRD). The DRD has the following comments:

1. Please note that access control gates are not approved or permitted for this plan. Any future gates must comply with Clark County Area Uniform Standard Drawing №s 222.1 with onsite turnaround and median island length to be determined by a queuing analysis to be submitted and approved by CCPWDR and will require a revision to these plans.

2. If nothing exists, the developer shall install communications infrastructure for the Freeway & Arterial System of Transportation (FAST). The developer shall install along the entire length of the project's Tenaya Way frontage 2 sets of four (4) inch diameter PVC conduit with (1) 6 PAIR PE-39 #22 AWG. The County will determine the location of the conduit and associated pull boxes during the review and acceptance of the development's off-site improvement plans.

3. The project driveway along Cactus Avenue (emergency vehicle access only) shall be constructed in accordance with Clark County Area Uniform Standard Drawing №s 224 with a minimum width of 24 feet measured from lip to lip and shall be signed with (2) R5-1 "Do Not Enter" signs.

4. The AM and PM peak hour volumes generated by the proposed site have been estimated based on the fitted curve equation for ITE Code 210, Single Family Detached Housing. The project is estimated to generate 147 AM peak hour trips and 191 PM peak hour trips.

Land Use	Size	AM		PM	
		Enter	Exit	Enter	Exit
Single Family Detached Housing (ITE Code 210)	210 units	40	107	119	72
TOTAL:		147		191	

In accordance with Title 30, Section 52.055 of the Clark County Code, the calculation to determine the developer's mitigation fee is as follows:

$150.00/trip x 191 trips = $28,650.00
*Affordable housing discount (55%) Fee= $12,892.50

5. Payment of the mitigation fee does not relieve the developer of his obligation to construct off-site improvements as required by County Codes. Such improvements may include, but are not limited to, curbs, gutters, streetlights, pavement, traffic signal undergrounds, median islands, pavement transitions, pavement markings, and signs.

6. Any changes to the land use, land use density, traffic patterns, or trip generation shall require an update to this traffic mitigation letter.

If you have any questions, please call me at 455-6384. Thank you for your cooperation.

Sincerely,

Jorge Orozco, P.E., Senior Civil Engineer
Development Review Division

cc: Kavison Homes LLC 8975 Pecos Rd Suite 6c Henderson, NV 89074
Denis Cederburg, P.E., Director
Kent Chang, P.E., Development Review