



December 16, 2024

Ted T. Egerton, P.E.
Lochsa Engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118

Re: Energov No. 2024-01-5896 – Trip Generation Analysis
Project Name: Seebok Subdivision
Project Location: SWC Pueblo Boulevard and Havare Avenue
APN 179-04-402-003
TMA 2024015865

Dear Mr. Egerton:

The City of Henderson Traffic Services Division has reviewed the above-referenced Trip Generation Analysis and accepts conclusions presented in the report. The following conditions must be met to mitigate traffic congestion::

1. Please include the City of Henderson Energov number in all correspondence referencing this study. Failure to include the Energov number may result in a delay in processing.
2. As a reminder, the scope must be included in all traffic study submittals to the City of Henderson.
3. This traffic study was based on the land use for 4 units of Single Family Housing (ITE Land Use Code 210). A change to the units and/or changes to this land use will require a traffic study update.
4. All intersections must have adequate sight visibility per CCAUSD 201.2. Trees, landscape, berms, block wall, and/or (above ground) utilities that is 24 inches in height or greater must be located outside of the sight visibility zones.
5. This letter does not supersede any requirements set forth in Planning Commission meetings, City Council meetings or civil improvement plan reviews.
6. The developer's share of participation fees is accepted per the attached participation fee schedule. The fees are based upon estimates of \$275,000 for a new traffic signal installation and \$300,000 for a new traffic signal installation located along a state highway.

A check is the instrument for collecting fees for participation. Transmit the fees, along with a copy of this letter, to the City of Henderson Development Services Center.

Ted T. Egerton, P.E.
Energov No. 2024-01-5896
December 16, 2024
Page 2

The City of Henderson will hold the developer's share in an interest bearing account. If the funds have not been obligated for design or construction of intersection improvements within ten years from the completion of the final phase of this project, the City will release the funds, with any interest accrued, upon written request from the Developer.

If you have any questions, please contact me at (702) 267-3090.

Sincerely,



David A. Myhre, P.E.
Project Engineer II

cc: File

Seebock Subdivision			
4 Dwelling Units – Single Family Housing (210)			
APN 179-04-402-003			
Intersection	Int #	Trips	Amount
Warm Springs Road/Pueblo Boulevard	065_TS	0.3%	\$ 825.00
Total Participation Fees			\$ 825.00