



Joe Lombardo
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
310 Galletti Way
Sparks, Nevada 89431

Tracy Larkin-Thomason, P.E., *Director*

June 8, 2026

Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South
Las Vegas, NV 89119
Attention: Emily K. Roberts, P.E.

SENT VIA ELECTRONIC MAIL

RE: Monarch Data Center – Traffic Impact Study (05/12/26)

Ms. Roberts,

The Nevada Department of Transportation (NDOT) has reviewed the traffic analysis prepared by Kimley-Horn, dated May 12th, 2026, for the above-referenced project. Based on the above information, this traffic study is accepted for this project, and it can move forward with the NDOT occupancy permit process. Please be aware of the following comments as the project progresses through the permit process.

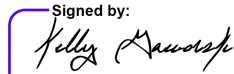
1. NDOT acceptance of a traffic study is typically valid for one year following the date on the acceptance letter, provided the nature of the development does not significantly change. Permit applications made after one (1) year may require an amendment or a new traffic study. Permit applications made after five (5) years will require a new traffic impact study.
2. The following improvements will be required as mitigations based on the traffic impact study:
 - a) US 95A and Sierra Way – Intersection 1
 1. Install a northbound right-turn deceleration lane per NDOT's Access Management System and Standards (AMSS).
 2. Install a southbound left-turn deceleration lane per NDOT's AMSS. Include 100 feet of storage.
 3. Install a right-turn pocket for the westbound Sierra Way approach.
 4. Install a temporary traffic signal to mitigate construction traffic impacts.
 - b) US 95A and Bowman Lane– Intersection 5
 1. Install a northbound right-turn deceleration lane per NDOT's AMSS.
 2. Install a temporary traffic signal to mitigate construction traffic impacts.
 - c) US 95A and SR 339 – Intersection 7
 1. Install a southbound left-turn deceleration lane per NDOT's AMSS. Include 50 feet of storage.
 2. Install a temporary traffic signal to mitigate construction traffic impacts.
 - d) Include WB-67 turning templates for turning movements at project intersections.
 - e) Install signing and striping per NDOT and MUTCD standards.

- f) Provide intersection safety lighting per NDOT Standards.
3. Permit for Lyon County maintained infrastructure, such as street lighting, storm drains, county road approaches, etc., shall be on a separate encroachment permit application with the county as the main applicant.
 4. Given the multiple developments responsible for the mitigation of the cumulative impacts of multiple developments in the project vicinity, Lyon County may require the construction of transportation improvements it deems necessary to mitigate project-specific or cumulative impacts within NDOT right-of-way. Where such improvements are required and are not constructed by the County, Lyon County may participate in the review, approval, and administration of a reimbursement agreement among affected developers to allocate the cost of the required improvements on a pro rata basis. All required improvements shall be reviewed and permitted through NDOT and constructed in accordance with applicable NDOT standards and requirements.
 5. All design features will be required to comply with NDOT Standards. Any deviation will require approval by the District Engineer. The Permit Office will provide details required for the deviation requests if needed during the permit application review.
 6. This acceptance letter and the accepted traffic impact study will need to be included as part of the NDOT encroachment permit submittal. To obtain additional details about the NDOT encroachment permitting process, the NDOT District II Permits Office can be contacted at (775) 834-8330 or D2Permits@dot.nv.gov.

NDOT may require additional changes and/or comments as the permit process progresses. If you have any questions, please feel free to contact Jeff Graham at (775) 834-8382.

We look forward to working with your design team and helping you to achieve the successful completion of your project.

Sincerely,

Signed by:

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Kelly Gaworski, PE
Engineering Services Manager
NDOT District II

KG:jg

Enclosures: Monarch Data Center – Traffic Impact Study (05/12/26)

Cc: Bhupinder Sandhu – NDOT District Engineer
Andrew Lawrence – NDOT Assistant District Engineer
Laura Wise – NDOT Planning
Chris Bell – NDOT Traffic Operations
David Giacomini - Kimley-Horn and Associates, Inc.
Gavin Henderson – Lyon County
NDOT District II Traffic Engineering
NDOT District II Permits Office