

## Edward Thomas, P.E.

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**From:** Randy Hines <Randy.Hines@churchillcountynv.gov>  
**Sent:** Wednesday, April 1, 2026 7:15 AM  
**To:** Edward Thomas, P.E.  
**Cc:** Brian Moon, P.E.  
**Subject:** RE: Sandcreek Subdivision - Traffic Improvements

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Ed,

Churchill County will defer the improvements associated with a left turn lane from Casey Road onto Wildcat Parkway until Phase 2.

Regards.

### Randy Hines

*Director, Public Works, Planning & Building*

*Churchill County, Nevada*

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**New website URL:**

[www.churchillcountynv.gov](http://www.churchillcountynv.gov)



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**From:** Edward Thomas, P.E. <ethomas@LumosInc.com>  
**Sent:** Monday, March 30, 2026 12:11 PM  
**To:** Randy Hines <Randy.Hines@churchillcountynv.gov>  
**Cc:** Brian Moon, P.E. <bmoon@lumosinc.com>  
**Subject:** Sandcreek Subdivision - Traffic Improvements

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Good Afternoon Randy,

I am working on the Sandcreek Subdivision. As you recall, Sandcreek is intended to be a 179 unit subdivision. At this time, the developer intends to submit a final map for Phase 1, which will include 25 units at the north end of the development (see outlined area on attached sketch).

Traffic studies have been prepared by Solaegui Engineering and GCW. Both studies recommend a left turn pocket on Casey Road for westbound to southbound left turns onto Wildcat Parkway. At full buildout the traffic studies are anticipating 120 peak hour left turn movements. Full buildout includes all 179 Sandcreek homes plus 90 homes from a future development further to the south on Birch Lane, for a total of 269 homes.

Phase 1 will include 25 parcels, so assuming an even distribution of trips over the total number of parcels, Phase 1 will generate only 12 peak left turn movements into the site.

Due to the small number peak left turn movements that will be generated with Phase 1 of Sandcreek, the developer is requesting that the construction of the left turn lane on Casey Road be deferred to a later phase of the Sandcreek subdivision.

Would you be able to support deferring the construction of the left turn lane from Casey Road to Wildcat Parkway to a later phase of Sandcreek and allowing us to submit Phase 1 of Sandcreek without the left turn pocket?

Feel free to give me a call if you wish to discuss this. My direct line is 775-297-4071.

Thanks,

--ED



**Edward Thomas, P.E.**

Senior Engineer  
Engineering Division

950 Sandhill Road, Suite 100

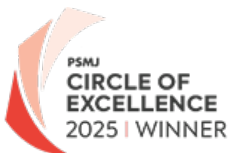
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