

62052-157

August 18, 2025

Sean Robinson, P.E.  
Assistant City Traffic Engineer  
Department of Public Works  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

**Re: Summerlin West Village 22 Master Traffic Study Update for Parcel B Big Box Retailer (TIA75855 – Addendum #1**

Dear Mr. Robinson:

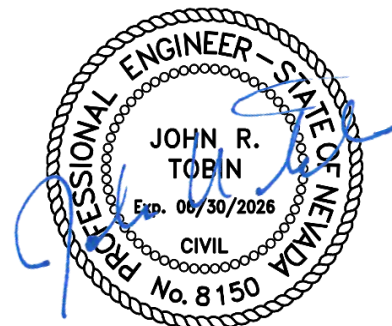
This Addendum addresses Condition #16 of the May 22, 2025 acceptance letter which is attached for reference. Condition #16 states that the proposed public dedication of Street A is not acceptable unless otherwise determined by the City Traffic Engineer. Street A is proposed to route between publicly dedicated Desert Foothills Drive and publicly dedicated Orrock Street approximately midway between Lake Mead Boulevard and Kestrel Creek Avenue as shown on the attached Site Plan and Pedestrian Crossing Treatment Plan. Howard Hughes Company LLC (HHC) requests approval for a publicly dedicated Street A based on the following considerations:

- In the past HHC has acknowledged the City's reluctance to accept publicly dedicated streets that solely serve private parcel access. However, we consider this case to be distinctly different in that the proposed Street A connects two publicly dedicated streets.
- A Street A dedication also provides for a public walkway connection between the trail in COS-2 west of Desert Foothills Drive and the retail use east of Orrock Street. This ensures Street connectivity for pedestrians and cyclists as well as vehicular traffic.
- The proposed public Street A connection is consistent with several public street connections provided to the south.
- The connectivity provided by Street A is consistent with City's street connectivity goals outlined in Section 19.04 of Title 19.

Cordially,

GCW, INC.

  
John R. Tobin, P.E., PTOE  
Executive Vice President



Enclosure:

c: Keith Letus, CLV  
Vicki Marjerrison, GCW

8/18/2025

