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495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas lasvegasnevada.gov

October 12, 2025

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

**RE: Traffic Impact Analysis for Summerlin Village 30A Parcel B, 25-0034-TMP1, TIA76143-4**

Dear Mr. Egerton:

The Traffic Engineering Division has performed a preliminary review of the pedestrian circulation plan and gated queueing analysis for Summerlin Village 30A Parcel B dated June 24, 2025. This development is located at the southwest corner of Mountain Run Drive and Park Drift Trail and consists of 148 single-family dwelling units. Please address the following item:

The Traffic Impact Analysis Scoping Checklist provided June 12, 2025, Remark #1 states: *Provide written communication from the Howard Hughes Corporation stating whether or not they would like direct pedestrian access provided to NP-1 From Sunrise Haven Avenue (between lots 67/68).* Development application 25-0439-CRG1 submitted September 17, 2025, for NP-1 does not show any pedestrian connection from the subject development. Please provide written communication from the Howard Hughes Company stating whether they either (A) prefer no pedestrian connection from the subject development or (B) intend to revise their application 25-04396-CRG1 to show a pedestrian connection from the subject development.

Once the above information is received, the analysis will be re-reviewed and additional items may be brought to your attention. Please contact me at [kletus@LasVegasNevada.gov](mailto:kletus@LasVegasNevada.gov) and Cesar A. Lopez at [calopez@LasVegasNevada.gov](mailto:calopez@LasVegasNevada.gov) if you have any questions.

Sincerely,

Keith Letus, P.E.  
Engineering Project Manager  
Transportation Engineering Division

cc: Sean Robinson, P.E.  
Lucien Paet, P.E.  
Cesar A. Lopez, EIT  
Joshua Edelman, P.E.