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March 19, 2026

Paul J. Villaluz, P.E.
Westwood Professional Services
5725 Badura Avenue, Suite 100
Las Vegas, Nevada 89118

**RE: Gated Queueing Analysis & Pedestrian Connections for Summerlin
Village 27 Parcel A, 25-0601-TMP1, TIA76085-4**

Dear Mr. Villaluz:

The Traffic Engineering Division has reviewed the gated queueing analysis and pedestrian connections for Summerlin Village 27 Parcel A dated March 5, 2026. This development is located at the southwest corner of Park Drift Trail and Lake Mead Boulevard and consists of 74 single-family detached dwellings. The analysis is accepted with the following conditions:

1. The call box shall be placed at least 50 feet from the public right-of-way. Queues shall not extend into the public right-of-way.
2. The development shall construct a private pedestrian connection to COS-3 from between lots 18 & 19. Per 25-0601-TMP1 condition #9, written concurrence from Howard Hughes Communities has been received (see attached letter).

These conditions of approval do not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study is required if the development of the site occurs in a manner not in keeping with the land use assumptions contained in the report. Please contact me at kletus@LasVegasNevada.gov if you have any questions.

Sincerely,

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

Attachment (1)

cc: Ravi Seera, P.E.
Lucien Paet, P.E.
Cesar A. Lopez, P.E.
Joshua Edelman, P.E.

December 16, 2025

Mina Maleki
Director of Land and Project Management
Tri Pointe Homes
7455 Arroyo Crossing Parkway, Suite 110
Las Vegas, NV 89113

Re: SDRC | Parcel A | Tentative Map | Approved | Summerlin Village 27 | Tri Pointe

Mina,

The Summerlin Design Review Committee (SDRC) reviewed and **approved** the above-mentioned submittal, received on 12/16/25. The pedestrian connection between lots 18 and 19 to COS-3 is approved.

Sincerely,



Caryn Garcia
Manager, Design Review