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January 16, 2024

Paul Villaluz, P.E., PTOE
Westwood Professional Services
5725 W. Badura Avenue, Suite 100
Las Vegas, NV 89118

RE:Pedestrian Connectivity Study for Parcel YZ, Summerlin Village 22, 23-0490-TMP1, TIA76220

Dear Mr. Villaluz:

The Traffic Engineering Division of the City of Las Vegas has reviewed the pedestrian connectivity study for Parcel YZ of Summerlin Village 22, to be located on the southwest corner of Flight Range Avenue and Kettle Ridge Drive. This development consists of 82 single family lots. The study is accepted, with the following conditions:

1. Vehicular access to the site will be provided by one gated private street on Flight Range Avenue. This street will be permitted all movements at this time. Any movements may be restricted in the future as determined by the City Traffic Engineer.
2. The study shows that a minimum of 50' of storage is required for visitors and 50' for residents. The site plan shows 51' feet of storage for each lane from the flow line of Flight Range Avenue to the call box.
3. In addition to the vehicular access, there will be one pedestrian access on Scurry Bend Avenue, two on Kettle Ridge Drive and one connection to COS-3 to the south of the site.

This acceptance does not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study may be 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 229-2452 if you have any questions.

Sincerely,

Rick Schroder, P.E.
Transportation Planning

RES

cc: Joseph Norby, P.E.
Sean Robinson, P.E.
Keith Letus, P.E.
Bart Anderson, P.E.
Lucien Paet, P.E.
Victor Bolanos
file