



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA

SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

PUBLIC WORKS

**MICHAEL CUNNINGHAM,
P.E., C.B.O.**

ACTING DIRECTOR

CITY HALL

495 S. MAIN ST.
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

May 21, 2026

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

**RE: Gated Queuing Analysis and Pedestrian Connections for
Summerlin Village 27 Parcel B, 26-0092-TMP1, TIA76085-5**

Dear Mr. Egerton:

The Traffic Engineering Division has reviewed the gated queuing analysis dated April 27, 2026, and the Howard Hughes Corporation (HHC) correspondence regarding pedestrian connections dated April 24, 2026, for Summerlin Village 27 Parcel B. This development, located on the south side of Park Drift Trail approximately 1,590 feet west of Lake Mead Boulevard, consists of 97 single-family dwelling units. The analysis is accepted with the following conditions:

1. Residents shall be provided "clickers" for the gates. Only visitors to the subdivision shall have need to utilize the call box at the gate. Queues shall not be permitted to extend into the public right-of-way.
2. The developer shall construct two (2) private pedestrian connections to the adjacent COS-3 on the south side of the development. The easterly connection shall be adjacent to Lot 16 and the westerly connection shall be adjacent to Lot 30. No easements are required; and, these private pedestrian connections may be gated.
3. Pursuant to 26-0092-TMP1 Condition #9, the HHC has confirmed that no pedestrian crossing is anticipated on Park Drift Trail near Lot 44. Therefore, no pedestrian ramp is required at this location.

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

cc: Ravi Seera, P.E.
Lucien Paet, P.E.
Joshua Edelman, P.E.
Omar Quassani
file