



**LAS VEGAS  
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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

February 24, 2025

KLLB BUY 4 LLC  
6900 East Camelback Road, Suite 800  
Scottsdale, Arizona 85251

**RE: 25-0009-MOD1 – MINOR MODIFICATION  
ADMINISTRATIVE CYCLE – FEBRUARY 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR A PROPOSED MODIFICATION TO THE APPROVED VILLAGE 27 DEVELOPMENT PLAN REVIEW (MDR-78464) TO AMEND THE LAND USE DESIGNATION OF PARCEL L FROM: AA (ACTIVE ADULT - 7.00 UNITS PER ACRE) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT - 18.00 UNITS PER ACRE) on 88.54 acres at the northwest corner of Lake Mead Boulevard and Park Drift Trail (APNs 137-21-513-001, 137-15-411-002 and 137-22-111-006), P-C (Planned Community) Zone, Ward 2 (Seaman), was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Summerlin Village 27 Development Agreement (DA-0002-93), Development Plan Review (MDR-78464), Minor Modification (20-0319-MOD1), Major Modification (23-0176-MOD1) and Tentative Map (23-0176-TMP1), except where amended herein.
2. Conformance with the Summerlin Village 27 Development Plan, date stamped 01/16/25.
3. All development shall be in conformance with the Summerlin Development Standards and this Development Plan.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Community Development staff on February 24, 2025 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

**25-0009-MOD1 – PAGE TWO**  
**FEBRUARY 24, 2025**

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Scott Anderson  
Taylor Morrison  
1985 Festival Plaza Drive, Suite 200  
Las Vegas, Nevada 89135

Amy Graybill  
RCI Engineering  
500 South Rancho Drive, Suite 17  
Las Vegas, Nevada 89106