



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
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cityoflasvegas  
lasvegasnevada.gov

April 9, 2025

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

**RE: 25-0009-ROC1**  
**PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO REMOVE CONDITION #4 FROM APPROVED TENTATIVE MAP (24-0345-TMP1) WHICH STATES, "SIGN AND RECORD A DEED RESTRICTION WITH LANGUAGE DETERMINED TO BE SATISFACTORY BY THE CITY ATTORNEY WHICH RESTRICTS THE USE OF THE SITE TO AN AGE-RESTRICTED COMMUNITY FOR THOSE PERSONS 55 YEARS OF AGE OR OLDER, TO THE FULL EXTENT OF THE LAW" 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).

This approval is subject to the following conditions:

**Planning**

1. Condition #4 of approved Tentative Map (24-0345-TMP1) shall be deleted.
2. Conformance to the Conditions of Approval for Tentative Map (24-0345-TMP1) and all other site related actions as required by the Department of Community Development - Planning Division and Department of Public Works, except as amended herein.

This action by the Planning Commission on **April 8, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **April 21, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

25-0009-ROC1 - Page Two  
April 9, 2025

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

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