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December 18, 2025

KL LB Buy 3, LLC
6900 East Camelback Road, Suite 800
Scottsdale, Arizona 89251

**RE: 25-0436 [ROC1 AND ROC2]
CITY COUNCIL MEETING OF DECEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project requests located on the north side of Log Cabin Way, approximately 630 feet west of Alpine Ridge Way, R-SL (Residential Small Lot) Zone, Ward 6 (Brune).

25-0436-ROC1 - ABEYANCE ITEM - REVIEW OF CONDITION - OF AN APPROVED TENTATIVE MAP (25-0065-TMP1) TO REMOVE LARRY MCBRYDE STREET FROM CONDITION OF APPROVAL NUMBER TEN (21.20 ACRES) [APNs 126-01-201-001, 002 AND 126-01-101-011, 012]

25-0436-ROC2 - ABEYANCE ITEM - REVIEW OF CONDITION - OF AN APPROVED TENTATIVE MAP (24-0254-TMP1) TO REMOVE LARRY MCBRYDE STREET FROM CONDITION OF APPROVAL NUMBER TEN (10.63 ACRES) [APNs 126-01-201-011 AND 012]

This approval is subject to the following **amended** conditions:

25-0436-ROC1 CONDITIONS:

Planning

1. Conformance to the approved conditions for Tentative Map (25-0065-TMP1), except as amended herein.
2. Approval of Variance (25-0376-VAR1), Petition to Vacate (25-0376-VAC1) and Tentative Map (25-0376-TMP1) shall be required, if approved. Conformance to the Conditions of Approval for 25-0376-VAC1 is required, if it is to record prior to or concurrent with the Final Map for 25-0065-TMP1.

3. Condition of approval #10 of 25-0065-TMP1 shall be revised to read, "Construct half-street improvements on Sheep Mountain Parkway along with full street improvements on Rocky Avenue concurrent with development of this site. This includes appropriate transition and overpaving where legally able, adjacent to this site concurrent with development of this site. Sheep Mountain Parkway improvements include a median and the extents of median construction will be determined by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. A minimum two lanes of asphalt pavement on the main access (Rocky Avenue) to the site shall be provided prior to a final inspection of any dwelling units within this Tentative Map."

25-0436-ROC2 CONDITIONS:

Planning

1. Conformance to the approved conditions for Tentative Map (24-0254-TMP1), except as amended herein.
2. Approval of Variance (25-0376-VAR1), Petition to Vacate (25-0376-VAC1) and Tentative Map (25-0376-TMP1) shall be required, if approved. Conformance to the Conditions of Approval for 25-0376-VAC1 is required, if it is to record prior to or concurrent with the Final Map for 24-0254-TMP1.
3. Condition of approval #10 of 24-0254-TMP1 shall be revised to read, "Dedicate 40 feet of right-of-way for Log Cabin Way and 60 feet of right-of-way for Sheep Mountain Parkway including a dual left turn lane taper on Log Cabin Way on the Final Map for this site. Additionally, dedicate the required bus turnout per CCASD 234.1 for Sheep Mountain Parkway north of Log Cabin, unless otherwise determined through the Traffic Impact Analysis for 24-0254-TMP3. Grant public easements for any public infrastructure that is outside of the public right-of-way (pedestrian, streetlight, etc.)."

The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

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cc:

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