



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: March 11, 2025**

Agenda Item No.:  
**13**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

25-0009-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: TAYLOR MORRISON - OWNER: KL LB BUY 4, LLC - For possible action on a Land Use Entitlement 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). Staff recommends APPROVAL.

**May go to City Council on: 04/16/2025 OR May be Final Action (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter