



Howard Hughes
1700 South Pavilion Center Drive
Suite 250
Las Vegas, Nevada 89135
howardhughes.com

February 27, 2024

Mandy Schwurack
Forward Planning Coordinator
KB Home
5795 Badura Avenue
Las Vegas, NV 89118

Re: SDRC Review | Parcel EF (Caldwell Park) | Front Setback Waivers | Approved | Summerlin Village 29 | (Grand Park) KB Home

Mandy -

The Summerlin Design Review Committee (SDRC) reviewed the above-mentioned submittal received on 2/26/24, prepared by Westwood and KB Home, respectively. The request is ***approved***.

Approved modification to setbacks are as follows.

- 2' to Living

Approved List of Attachments

1. Justification Letter from KB Home
2. Lot numbers
3. Site Plan illustrating affected Lots

In addition, the development is to be built to Single Family Special Development Standards (SFSD) in accordance with the following Exhibit of the Summerlin Development Standards.

- Exhibit 2.2: Front Loaded Lots with Attached Garages (refer to lot list)

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Senior Manager, Design Review

24-0125
04/11/2024



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5795 Badura Avenue
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Las Vegas, NV 89118

888-KB-HOMES
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Sharon Thompson Manager, Design Review
The Howard Hughes Corporation
1700 S Pavilion Center Dr., Suite 250
Las Vegas, NV 89135

February 23, 2024

RE: Parcel EF / Village 29 (Grand Park)
aka: Caldwell Park

Dear Sharon,

KB Home requests approval from THHC to be allowed to process a minor deviation to the Summerlin Development Standards at City of Las Vegas for our Caldwell Park subdivision referenced above.

Our community is currently in the tentative map submittal phase. Certain lots are designed to be plotted with a 5' driveway. When our 25' series front load product is plotted on these lots the second story does not meet the required front setback to living of 8' from a residential street as defined on Exhibit 2.2. These homes are designed with indoor or outdoor living over the garage. Plan 2466 is the worst case with a cantilever extending past the garage up to 3' (depending on elevation). We are requesting the front setback to be:

2' to Living from residential street.

This request impacts 41 of the 228 total lots (18%). A site plan is included with this request. The remaining 187 lots will meet all required setbacks, and the impacted lots will meet all other required setbacks (garage, side, and rear).

Please contact me at (702) 266-8425 or mlschwurack@kbhome.com if you have any questions regarding this request.

Sincerely,

Mandy Schwurack
Forward Planning Coordinator

24-0125
04/11/2024

Village 29 Parcel EF - Caldwell Park

	Lot number	Plan	Simple address
1	94	2469	TBD
2	95	2469	TBD
3	96	2469	TBD
4	97	2469	TBD
5	98	2469	TBD
6	99	2469	TBD
7	100	2469	TBD
8	101	2469	TBD
9	102	2469	TBD
10	103	2469	TBD
11	104	2469	TBD
12	105	2469	TBD
13	106	2469	TBD
14	107	2469	TBD
15	108	2469	TBD
16	109	2469	TBD
17	110	2469	TBD
18	111	2469	TBD
19	112	2469	TBD
20	113	2469	TBD
21	114	2469	TBD
22	115	2469	TBD
23	116	2469	TBD
24	117	2469	TBD
25	194	2469	TBD
26	195	2469	TBD
27	196	2469	TBD
28	197	2469	TBD
29	198	2469	TBD
30	199	2469	TBD
31	200	2469	TBD
32	201	2469	TBD
33	202	2469	TBD
34	203	2469	TBD
35	204	2469	TBD
36	205	2469	TBD
37	206	2469	TBD
38	207	2469	TBD
39	208	2469	TBD
40	209	2469	TBD
41	210	2469	TBD

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