

SHE1901-004

May 14, 2024

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

**Re: Tentative Map Justification Letter for Parcel 3 at Sunstone Phase 4A and 4B
(Large Lot 1 of FM#100226-FMP and Portion of Parcel 3 of PM#100059-PMP)**

On behalf of our client, SHLP, we respectfully request your review of the proposed Tentative Map for the above subject project. The project site is located immediately east of Sun Village Park Drive between Moccasin Road and Kyle Canyon Road. The site consists of 56.13 acres of APNs 125-06-211-017 and 125-06-113-001 currently owned by Northland, LLC. This project area is identified as Large Lot 1 of the Final Map of Parcel 3 at Sunstone Phase 3 (FM # 100226-FMP) and Parcel 3 of the Parcel Map of Sunstone (PM# 100059-PMP).

The provided Tentative Map will establish the next phases of the Parcel 3 project, Phase 4A (24.84 acres) and Phase 4B (31.29 acres). Phase 4A will consist of 149 residential units (6.0 DU/AC). Phase 4B will consist of 172 residential units (5.5 DU/AC). The project consists of single-family detached and single family attached (duplex) units. The single-family detached will conform to the Sunstone R-1 Standards and the attached (duplex) will conform to the R-TH Standards. The Tentative Map includes cross sections for the grading and walls consistent with the Sunstone Design Guidelines and Trilogy Sunstone Active Adult Parcel Design Guidelines.

Phase 4A currently has an approved tentative map (23-0059-TMP1) and an approved improvement plan at CLV (L22-01977). However, the Final Map (100371-FMP) has not been recorded at this time. As such, Phase 4A does not contain any legal lots. Because of this, we are combining the tentative maps for Phase 4A and 4B.

We believe that the proposed development is consistent with the overall intent of the Sunstone Development Plan and will be an added benefit to the community. Please contact our office if you have any questions or require additional information. Thank you for your consideration of this project.

If you have any questions or comments, please feel free to contact me at (702)284-5300

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Ben Dancel
Graduate Engineer

24-0268
05/21/2024