



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

|                  |
|------------------|
| Case #           |
| Meeting Date     |
| Total Fee        |
| Received By/Date |

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

**Project Address** (Location) Sunstone - Moccasin Rd / Sun Park Drive

**Project Name** Parcel 3 at Sunstone Phase 4A and 4B **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 125-06-211-017 **Ward #** 6

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_

**Additional Information** Tentative Map for 321 residential (and 20 CE) lot subdivision.

**Property Owner** Northland, LLC **Contact** Efraim Balizan

**Address** 9275 Russell Rd., Suite 400 **City** Las Vegas **State** NV **Zip** 89148

**E-mail** Efraim.Balisan@lennar.com **Phone** 702.821.4681

**Applicant** SH ACQ 2020, LLC **Contact** Josh Batley

**Address** 8800 N. Gainey Center Drive, Suite 350 **City** Scottsdale **State** AZ **Zip** 85258

**E-mail** Josh.Batley@sheahomes.com **Phone** 520.260.1958

**Representative** Westwood Professional Services **Contact** Mariah Prunchak

**Address** 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702.284.5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

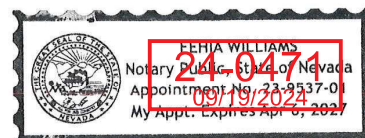
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** ROBERT JOHNSON

Subscribed and sworn before me

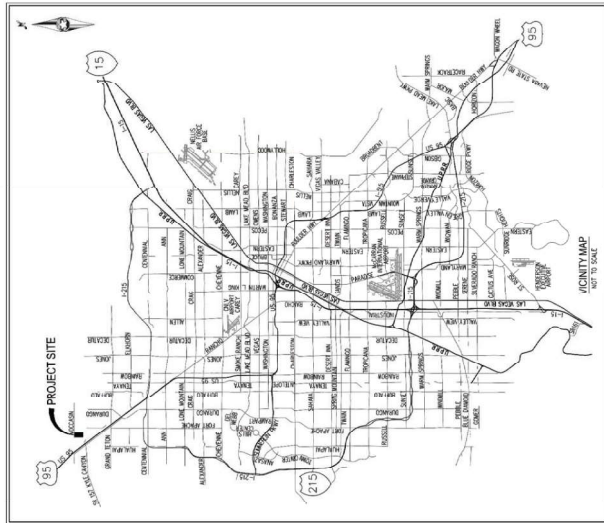
This 28 day of August, 2024

Efraim Williams  
Notary Public in and for said County and State





TENTATIVE MAP  
FOR  
PARCEL 3 AT SUNSTONE PHASE 4A AND 4B



|  |  |  |  |  |  |
|--|--|--|--|--|--|
| R-1 SETBACKS (FOR 45X105 50X105 60X105 LOTS)<br>FRONT: 10 FEET<br>SIDE: 5 FEET<br>REAR: 10 FEET<br>GARAGE: 5 FEET<br>SETBACKS FOR 45X105 50X105 60X105 LOTS<br>FRONT: 10 FEET<br>SIDE: 5 FEET<br>REAR: 10 FEET<br>GARAGE: 5 FEET |  | R-2 SETBACKS (FOR 80' DUPLEX)<br>FRONT: 10 FEET<br>SIDE: 5 FEET<br>REAR: 10 FEET<br>GARAGE: 5 FEET |  | R-3 SETBACKS (FOR CONDOMINIUMS)<br>FRONT: 10 FEET<br>SIDE: 5 FEET<br>REAR: 10 FEET<br>GARAGE: 5 FEET |  |
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| OWNER INFORMATION<br>OWNER: [Name]<br>ADDRESS: [Address]<br>CITY: [City]<br>STATE: [State]<br>ZIP: [ZIP] | DEVELOPER INFORMATION<br>DEVELOPER: [Name]<br>ADDRESS: [Address]<br>CITY: [City]<br>STATE: [State]<br>ZIP: [ZIP] | ENGINEER INFORMATION<br>ENGINEER: [Name]<br>ADDRESS: [Address]<br>CITY: [City]<br>STATE: [State]<br>ZIP: [ZIP] | LEGAL DESCRIPTION<br>[Legal Description Text] | BENCHMARK<br>[Benchmark Information] | BASIS OF BEARING<br>[Basis of Bearing Text] | DEVIATIONS FROM STANDARD<br>[Deviations Text] | ESTIMATE AVERAGE DAILY<br>SEWER CONTRIBUTIONS<br>[Sewer Contributions Text] | UTILITY SERVICES BY<br>[Utility Services Text] | PARKING STANDARD<br>[Parking Standard Text] | R-1<br>[R-1 Notes] | R-2<br>[R-2 Notes] | R-3<br>[R-3 Notes] | R-3 PARKING REQUIREMENTS<br>[Parking Requirements Text] |
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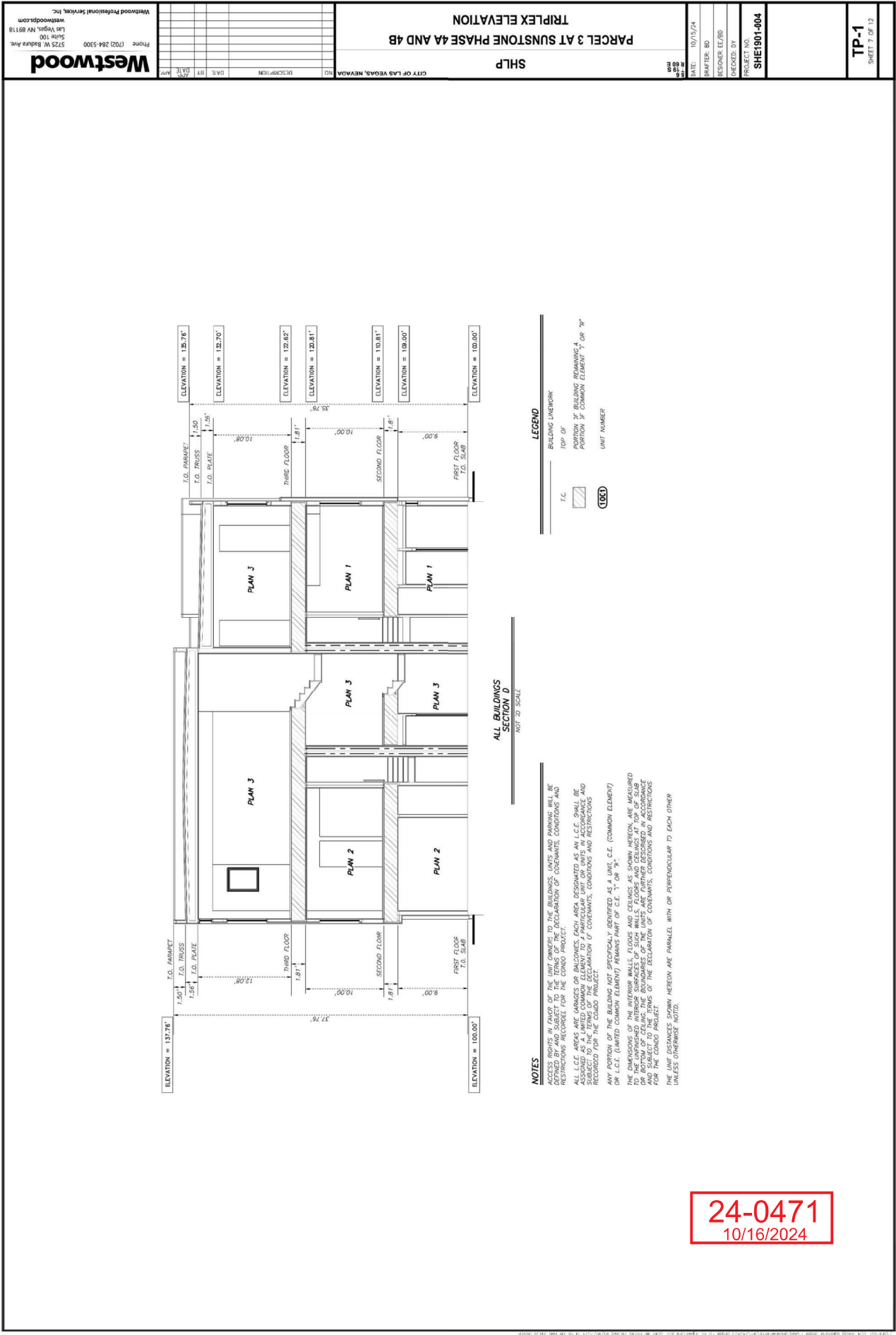


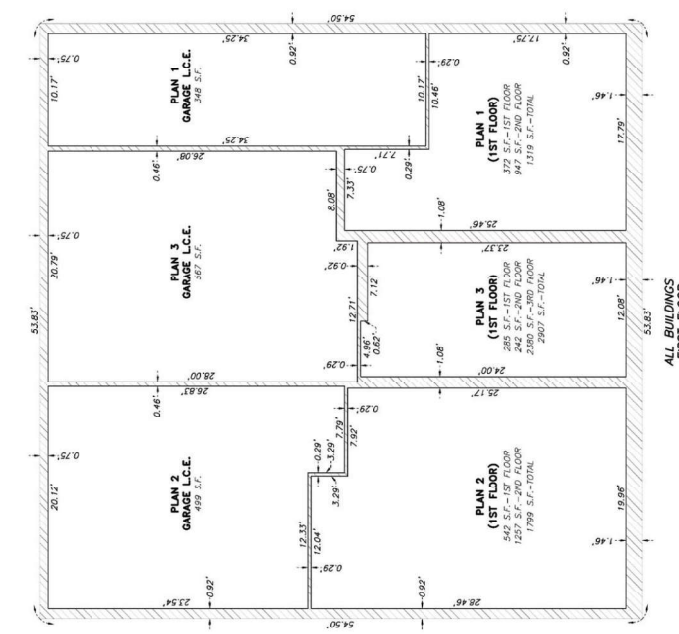




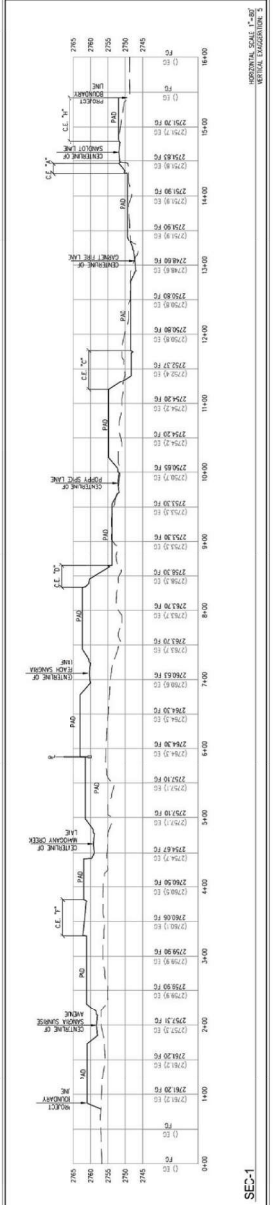
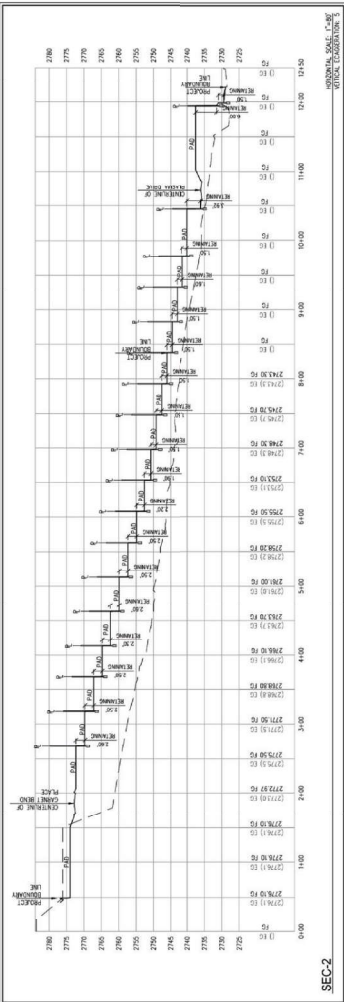






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10/16/2024

