

SHE1901-004

September 18, 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 164 residential units (6.6 DU/AC). Phase 4B will consist of 193 residential units (6.2 DU/AC). The project consists of single-family detached, single family attached (duplex) units, and townhome (condominium) units. The single-family detached will conform to the Sunstone R-1 Standards, the attached (duplex) will conform to the R-TH Standards, and the townhome (condominium) will conform to the R-3 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 and 4B have an approved tentative map (24-0268-TMP1). The client wishes to add condominium units in 4A and 4B to create the tentative map for this submittal.

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*

Ben Dancel  
Graduate Engineer

24-0471  
09/19/2024