

SHE1901-000

April 26, 2021

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

Re: Variance Justification Letter for Parcel 3 at Sunstone (AQ)
APN: 125-06-212-000, 125-06-211-018, 125-06-211-016, 125-06-211-017

On behalf of our client, SHLP, LLC, we respectfully request your review of the accompanying Variance application for the subject project. The project site is located immediately east of Sun Village Park Drive (formerly known as Skye Pointe Road) between Moccasin Road and Sunstone Parkway (formerly known as Kyle Canyon Road).

Parcel 3 at Sunstone is a marketable and livable community planning ideal with uncomplicated neighborhoods designed to respond to the core needs of its age qualified residents. The community is designed to create a pedestrian friendly environment that offers a diversity of housing opportunities and a highly amenitized recreation facility. One of these housing options is a three-story, vertical triplex condominium.

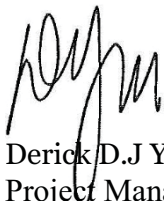
Per Unified Development Code Section 19.04.050 – Street Naming and Address Assignments, condominiums are addressed such that all units maintain the same street number but with different unit numbers. We would like to request a Variance of this Section so that each condominium may be addressed with unique street numbers for each unit. As a life and safety measure, individual condo addresses provide superior wayfinding for first responders within this age qualified community. This could save precious seconds by eliminating confusion for emergency services and ensure they arrive at the correct unit. The attached exhibit provides an elevation view of a typical vertical triplex building with the proposed individual addressing for each unit.

We appreciate your consideration in reviewing and approving this request. Please do not hesitate to contact me if you have any questions or comments.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Derick D.J Yoro, PE, LEED AP
Project Manager

21-0334
05/19/2021