

SHE1901-004

February 13, 2023

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
(Large Lot 1 of FM#100226-FMP and Portion of Parcel 3 of PM#100059-PMP)**

On behalf of our client, SH ACQ2020, LLC, 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 24.84 acres of APN 125-06-211-017 currently owned by Northland, LLC. This project area is identified as Parcel 3 of the Parcel Map of Sunstone (PM# 100059-PMP).

The provided Tentative Map will establish the next phase of the Parcel 3 project, Phase 4A, which will consist of 149 residential units (6.0 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.

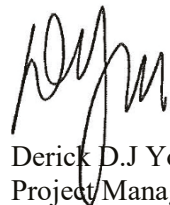
The Tentative Map includes cross sections for the grading and walls consistent with the Sunstone Design Guidelines and Triloggy Sunstone Active Adult Parcel Design Guidelines. For security reasons, the project will include walls along Sun Park Drive, Sunstone Parkway, as well as the northern boundary. The project will also include access and utilities within future right-of-ways which will be located in respective easements.

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



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

23-0059
02/14/2023