



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: April 11, 2023**

Agenda Item No.: 8

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**CONSENT**

**SUBJECT:**

23-0059-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 4A -  
APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement  
project request FOR A 149-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL  
SUBDIVISION on a 24.84-acre portion of 56.08 acres at the northeast corner of Sunstone  
Parkway and Sun Village Park Drive (APNs 125-06-211-017 and 125-06-113-001), Ward 6  
(Brune). Staff recommends APPROVAL.

**P.C.: Final Action (Unless Appealed Within 7 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Sunstone Architectural Review Committee Approval Letter
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division