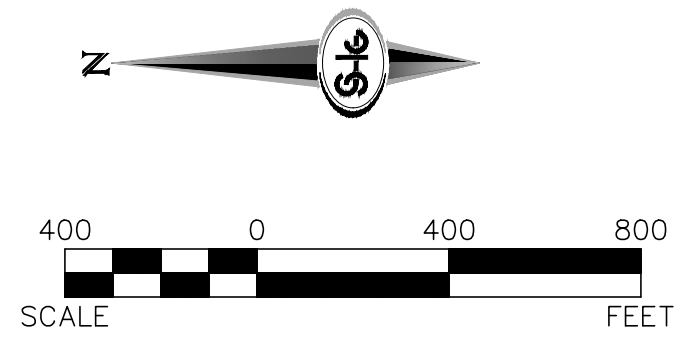
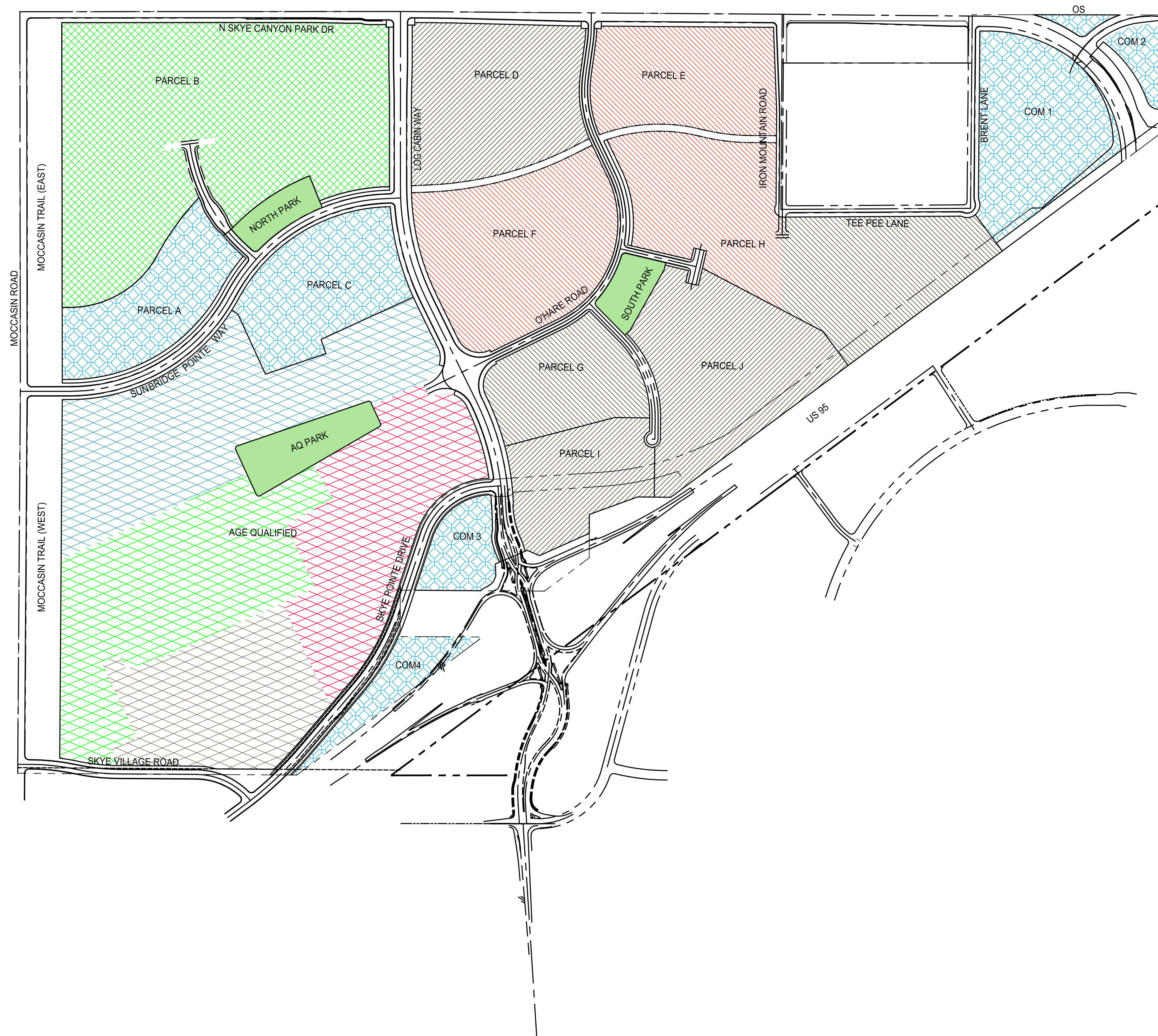


EXHIBIT A

Sunstone Development Agreement Property Description

Assessor's Parcel Number	Acres
125-06-501-001	310.95
125-06-101-001	5
125-06-301-002	3.12
125-06-701-001	238.14
125-06-401-006	0.46
125-07-501-005	29.78
125-07-602-001	3.19
125-07-602-005	31.12
125-07-101-004	0.13
125-07-602-004	5.02
125-07-602-003	1.55
	<u>628.46</u>
	<u>APN Acreage</u>



LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	AGE QUALIFIED PHASE 1
	AGE QUALIFIED PHASE 2
	AGE QUALIFIED PHASE 3
	AGE QUALIFIED PHASE 4
	PARKS

DEVELOPMENT PHASING EXHIBIT

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

PHONE (702) 284-5300 FAX (702) 284-5399

SUNSTONE

EXHIBIT B

I:\1804-000_sunstone_de_and_mod_exhibits\dev\entitlements\de_molmod\dev\ent1804_000_sub_b_development_phasing_exhibit.dwg 4/8/2019 2:05 PM Tom Dixon



DEPARTMENT OF PLANNING

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.16.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as SUNSTONE, located at US 95 & Skye Canyon Park Drive- Formerly Horse)

This document is being prepared by:

Company Name: SC East LandCo, LLC

Address: 701 S Carson St. STE 200
Carson City, NV 89701

Contact Person:

Name: Robert Johnson

Title: Authorized Agent

Telephone: (702) 736-9100

Fax: (702) 736-9200

E-mail: Robert.Johnson@Lennar.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

A handwritten signature in black ink, appearing to be 'RJ' followed by a stylized surname.

Date: _____

4-9-19

Name: Robert Johnson
Title: Authorized Agent

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

1	Project Description
----------	----------------------------

Project Name:	Sunstone
APN #:	125-06-501-001, 125-06-101-001, 125-06-301-002, 125-07-101-004, 125-06-701-001, 125-06-401-006, 125-07-602-004, 125-07-602-003, 125-07-501-005, 125-07-602-001, 125-07-602-005,
Project location:	East of US 95 at Horse and Kyle Canyon Interchanges.

General Plan Designation:			
	Current:	TND	Proposed:
			TND
Zoning:			
	Current:	T-D (Traditional Development)	Proposed:
			N/A

Project Details (complete all that apply):

Gross Site Acreage: 628.5

Net Site Acreage: N/A

i) Residential

Total # Units: 3800

Density: 6.0 Dwelling Units / Acre

ii) Hospitality

Total # Rooms: N/A

Total Gaming Area: N/A

Total Other Area: N/A

iii) Commercial

Total Building Area: 40.30 acres General Commercial

Total Open Space
and/or Plaza Areas: 0.99 Acres

Total Lot Coverage: Varies %

Briefly describe the project's surrounding land use and setting:

North: Vacant Land

East: Existing Single Family Homes along portion, Vacant Land along portion

South: Existing Single Family

West: Existing Single Family Homes along portion, Vacant Land along portion

Project Narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Sunstone is a new master planned community that will inspire connection to the outdoors. Phase 1 and started construction and future development phases are being planned.

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

2 Transportation and Traffic

Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Land Use	Variable		Land Use Code	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Age Restricted Adult Active Living	Dwelling Units	1,000	251	7,360	154	286	440	329	211	540
Single Family Residential	Dwelling Units	1,441	210	11,253	222	665	887	745	437	1,182
Multi-Family Residential	Dwelling Units	857	230	3,591	46	226	272	215	106	321
Commercial	Leasable Floor Area (SF)	212,721	820	9,083	127	77	204	379	411	789
Total				31,286	548	1,254	1,803	1,668	1,165	2,833

3 Schools

Based upon the student generation factors utilized by the Clark County School District (see exhibit 1) what is the estimated number of pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools?

Elementary School – 741
Junior High/Middle School – 388
High School – 513

4 Emergency Services

Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Current station is under 3 miles from site, future service on site or adjacent.

5 Housing, Mass Transit, Open Space and Recreation

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Provide a brief statement setting forth the anticipated effects of the proposal on housing, mass transit, open space and recreation.

Housing Provided for full spectrum of homes from entry level up. Will coordinate with RTC on mass transit. Open space and recreation are addressed in the development agreement.

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

EXHIBIT 1

Clark County School District

Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.195	
6-8	0.102	
9-12	0.135	
P & 13		

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, multiplexes, and condominiums.

P & 13: Pre-school and Sunset School.