



DRH1225.000

March 22, 2013

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

RECEIVED
MAR 21 2013

SUBJECT: Justification Letter for a Tentative Map submittal for Oso Blanca/Grand Teton (APN 125-17-101-001)

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Tentative Map submittal on the subject site. The site is located southwest of Oso Blanca Road and Grand Teton Drive. It is bordered on the west by Fort Apache Road and the south by Gilcrease Avenue. The Assessor's Parcel Number is 125-17-101-001 and contains approximately 36.7 gross acres.

The Tentative Map includes 207 residential lots on 36.7 gross acres, which results in a density of 5.64 du/ac. The minimum lot size will be 44'x90'. This Tentative Map application is being submitted as a follow up to the ongoing applications for MOD-47016, and SDR-47017. This application addresses the conditions of these applications with the exception of the internal street section which will be resolved before full Tentative Map submittal.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

Cc:
Matt Stark, DR Horton
Mark Jones, DR Horton

**TMP-48473
REVISED**