



DRH1230.002

August 8, 2013

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

SUBJECT: **Justification Letter for the Annexation of APNs 125-19-201-002 and 125-19-201-004, from Clark County, to the City of Las Vegas Jurisdiction.**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of an Annexation of the above subject parcels. The site is located at southwest corner of Dorrell Lane and Eula Street. It is bordered on the south by Haley Avenue, the west by undeveloped parcels, the north by Dorrell Lane, and east by Eula Street. The Assessor's Parcel Numbers are 125-19-201-002 and 125-19-201-004 and contains approximately 4.2 net acres.

Project Description

The subject property is currently located within Clark County jurisdiction. It is also located at the Clark County and City of Las Vegas jurisdictional boundary, which is located along the western boundary of the subject parcels. The undeveloped parcels at the western boundary are within the City of Las Vegas, with the remaining three sides of the site bordering Clark County jurisdiction.

Currently, the County does not have sewer facilities within the vicinity of the subject site that can provide sewer service. The City currently has two nearby facilities located in Hualapai Way and Dee Springs Way, which could be connected to, to provide sewer service to the site. Annexation of the parcels is required to utilize the City's sewer which is necessary for the development of this site. We do not expect any adverse effects to any adjacent property or to the surrounding area due to the annexation of these parcels.

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

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

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City of Las Vegas
Department of Planning