



KBH1804.000

July 26, 2018

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

**RE: Justification Letter for a Tentative Map and Vacation for KB Home - Bristle Vale
(APN: 137-33-610-002 and -003)**

Slater Hanifan Group, on behalf of the applicant, KB Home, respectfully submits this justification letter in support of a Tentative Map (TMP) and Vacation (VAC) for the subject site.

The subject site is located east of the intersection of Crossbridge Drive and Alta Drive. The Assessor's Parcel Numbers are 137-33-610-002 and 137-33-610-003. The parcel acreage is approximately 37.56 gross acres.

The associated Tentative Map (TMP) will establish the 243 single family residential lot count with a density of 6.47 du/ac. The TMP provides a summary of the project information, cross-sections of proposed street sections, site cross-sections from north to south and west to east, typical wall sections and location of existing and proposed utilities.

The proposed Vacation (VAC) is for an existing sanitary sewer easement. A sewer stub and easement were provided for each of the parcels by the master developer. Only one easement/point of connection is needed due to the parcels being combined. The Tentative map shows the entire site draining to the single point of connection and an exhibit has been included for the easement to be vacated.

Thank you for considering these application requests. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,
Slater Hanifan Group, Inc.

Timothy M. Mulrooney, P.E.
Senior Project Manager

Dan Poll
Assistant Project Manager

CC:
Mark Bangan, KB Home
Roxanne Leigh, Slater Hanifan Group

VAC-74079 and TMP-74073

PRJ-74005
07/30/18